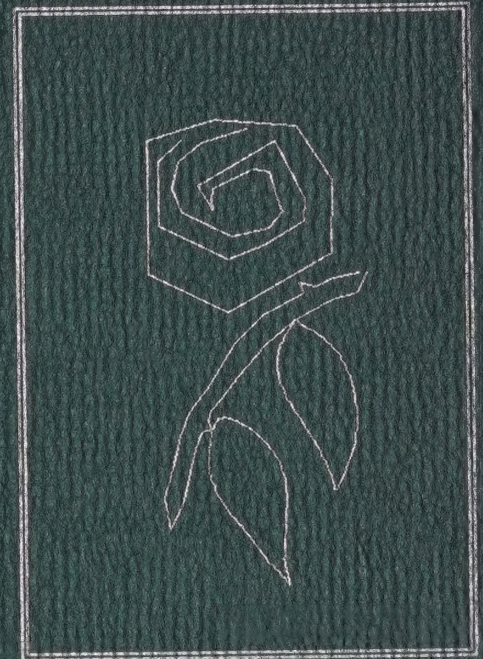


GENERAL PLAN



2 0 1 0

City of Roseville

November 18, 1992

CITY OF ROSEVILLE
GENERAL PLAN
2010

ADOPTED
November 18, 1992
RESOLUTION # 92-321

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY


APR 29 1993

UNIVERSITY OF CALIFORNIA

CITY OF ROSEVILLE PLANNING DEPARTMENT

316 Vernon Street, #104
Roseville, CA 95678

(916) 774-5276



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124908072>

CITY COUNCIL

Bill Santucci, Mayor

Fred Jackson, Mayor Pro-Tempore

Harry Crabb

Mel Hammel

Pauline Roccucci

PLANNING COMMISSION

David Watts, Chair

Earl Rush, Vice-Chair

Jim Gray

Don Harlan

Audrey Huisking

Jay Kinder

Mark Schlueter

GENERAL PLAN COMMITTEE

Earl Rush, Planning Commission, Committee Chair

Jay Kinder, Alternate

Lynne Roberts, Transportation Commission, Committee Vice-Chair

Alan Chun, Alternate

Tom Folsom, Seniors Commission

Edward Joyce, Alternate

Regina Garbolino, Parks & Recreation Commission

Mike Reyes, Alternate

Bryan Gross, Public Utilities Commission

Francis Stoffels, Alternate

Everett Jensen, Cultural Arts Commission

Mark Murphy, Alternate

David Manhart, Project Review Commission

Marci Goorabian, Alternate

CITY MANAGER

Allen E. Johnson

COMMUNITY DEVELOPMENT DIRECTOR

Steven H. Dillon

PLANNING DIRECTOR

Patty Dunn

PROJECT STAFF

Daniel E. Dameron, Senior Planner

Melinda Wolfman, Project Planner

Chris Burrows, Associate Planner

Karen Moore, Project Planner

Dorothee Moss, Planning Technician

Nancy Sekany, Susan Viley, Administrative Secretaries

Mary Price, Secretarial Assistance

CONTRIBUTING DEPARTMENTS

Michael F. Dean, City Attorney & Staff

Steven H. Dillon, Community Development Director & Staff

Tony Fink, Fire Chief & Staff

Mal Toy, Environmental Utilities Director & Staff

Ed Mahany, Parks & Recreation Director & Staff

Susan L. Nickerson, Library Director & Staff

Larry D. Pagel, Public Works Director & Staff

Thomas H. Simms, Police Chief & Staff

John L. Sprague, Housing Agency/Redevelopment Manager

Kenneth A. Weisel, Electric Utility Director & Staff

CONSULTANT ASSISTANCE

Angus McDonald & Associates

Brown-Buntin Associates

CSW Planning Associates

DKS Associates

Jones & Stokes Associates

TABLE OF CONTENTS

I	INTRODUCTION	PAGE
•	Function and Intent of the General Plan	I-1
•	Historical Context	I-2
•	Planning Area	I-4
•	Plan Development	I-4
•	Plan Organization and Application	I-4
•	Plan Administration and Amendment Procedures	I-6
II	LAND USE ELEMENT	
•	Introduction	II-1
•	Existing Conditions and Projections	II-4
•	Land Use Designations, Definitions and Standards	II-14
•	Community Form	II-26
•	Community Design	II-37
•	Growth Management	II-43
•	Relationship to Specific Plans	II-59
III	CIRCULATION ELEMENT	
•	Introduction	III-1
•	Functional Classification	III-3
•	Level-of-Service	III-12
•	Transit	III-22
•	Transportation Systems Management	III-29
•	Bikeway/Trails	III-33
IV	AIR QUALITY ELEMENT	
•	Introduction	IV-1
•	Air Quality	IV-1
V	OPEN SPACE AND CONSERVATION ELEMENT	
•	Introduction	V-1
•	Open Space System	V-4

•	Vegetation and Wildlife	V-11
•	Groundwater Recharge and Water Quality	V-21
•	Archaeological, Historic and Cultural Resources	V-28

VI PARKS AND RECREATION ELEMENT

•	Introduction	VI-1
•	Parks and Recreation	VI-1

VII PUBLIC FACILITIES ELEMENT

•	Introduction	VII-1
•	Civic and Community Facilities	VII-5
•	Schools	VII-12
•	Electric and Privately Owned Facilities	VII-18
•	Water System	VII-28
•	Wastewater System	VII-34
•	Solid Waste, Source Reduction and Recycling	VII-41
•	Water and Energy Conservation	VII-48
•	Extension of City Services	VII-54

VIII SAFETY ELEMENT

•	Introduction	VIII-1
•	Seismic and Geologic Safety	VIII-3
•	Flood Protection	VIII-9
•	Police Services	VIII-19
•	Fire Protection	VIII-23
•	Hazardous Materials	VIII-32
•	Health Services	VIII-37
•	Electromagnetic Fields	VIII-40

IX NOISE ELEMENT

•	Introduction	IX-1
•	Noise	IX-1

X HOUSING ELEMENT

•	Introduction	X-1
•	Summary of Housing Element	X-4
•	Summary of Population and Housing Characteristics	X-5
•	City-wide Housing Goals	X-10
•	Affordable Housing	X-19

• Residential Land Inventory	X-38
• Constraints to Housing Production	X-42
• Residential Energy Conservation	X-49
• Equal Housing Opportunity	X-52
• Monitoring Program	X-53
• Schedule of Programs	X-55
• Local Finance Programs	X-56
• End Notes	X-58

XI GLOSSARY X-1

XII APPENDIX

• Adopting Resolution	XII-2
• References	XII-3
• Housing Element Appendix	XII-5

LIST OF FIGURES

I	INTRODUCTION	PAGE
	Figure I-1 Regional Location Map	I-3
II	LAND USE ELEMENT	
	Figure II-1 General Plan Planning Area	II-5
	Figure II-2 Urban Reserve Areas	II-46
III	CIRCULATION ELEMENT	
	Figure III-1 Functional Classification System	III-7
	Figure III-2 Existing Truck Routes	III-8
	Figure III-3 Existing Level of Service	III-16
	Figure III-4 Roadway Needs Year 2010	III-18
	Figure III-5 Existing Transit Routes	III-24
	Figure III-6 Proposed Light Rail Lines	III-25
	Figure III-7 Existing Bike Routes	III-35
	Figure III-8 Planned Bikeway System	III-36
	Figure III-9 Conceptual Bikeway Routing Plan	III-37
IV	AIR QUALITY ELEMENT	
	Figure IV-1 Placer County Air Basin	IV-4
	Figure IV-2 Source of Ozone Precursor ROG	IV-6
	Figure IV-3 Source of Ozone Precursor NOx	IV-7
V	OPEN SPACE AND CONSERVATION ELEMENT	
	Figure V-1 Open Space Areas	V-5
	Figure V-2 Habitat Types	V-14
	Figure V-3 Primary Stream Systems and Drainage Basin Boundaries	V-23
	Figure V-4 Sites of Historical and Cultural Importance	V-30
VI	PARKS AND RECREATION ELEMENT	
	Figure VI-1 Existing and Planned City Parks and Recreation Areas	VI-5

VII PUBLIC FACILITIES ELEMENT

Figure VII-1	Existing and Planned Civic and Community Facilities	VII-7
Figure VII-2	Existing and Proposed Schools and District Boundaries	VII-13
Figure VII-3	Regional Wastewater Service Map	VII-36

VIII SAFETY ELEMENT

Figure VIII-1	Regional Fault Map	VIII-5
Figure VIII-2	Nolte Future Floodplain	VIII-11
Figure VIII-3	Floodplain Schematic	VIII-13
Figure VIII-4	Existing and Planned Fire Stations	VIII-24

IX NOISE ELEMENT

Figure IX-1	Existing Roadway Noise Contours	IX-3
Figure IX-2	Future Roadway Noise Contours	IX-4
Figure IX-3	Railroad Noise Contours	IX-5
Figure IX-4	Major Fixed Noise Source Locations	IX-8

LIST OF TABLES

II	LAND USE ELEMENT	PAGE
	Table II-1 Planning Area Acreages	II-6
	Table II-2 Total Land Use Allocation	II-8
	Table II-3 Land Use Allocation by Incorporated Subarea	II-8
	Table II-4 Developed vs. Undeveloped Lands by Use	II-9
	Table II-5 Alternative Population Growth Projections	II-11
	Table II-6 Residential Units/Population by Incorporated Subarea	II-11
	Table II-7 City-wide Employment by Use	II-13
	Table II-8 Total Projected Employment by Incorporated Subarea	II-13
	Table II-9 Summary of Land Use Designations	II-16
	Table II-10 Land Use Designations & Implementing Zones	II-17
	Table II-11 Residential Land Use Characteristics	II-18
	Table II-12 Non-Residential Land Use Characteristics	II-18
	Table II-13 Compatibility of Adjacent Land Use Designations	II-19
	Table II-14 Urban Reserve Acreages	II-45
III	CIRCULATION ELEMENT	
	Table III-1 Functional Classification	III-5
	Table III-2 Level of Service Definitions	III-14
	Table III-3 Existing Levels of Service	III-15
	Table III-4 Year 2010 Mitigated Network	III-17
IV	AIR QUALITY ELEMENT	
	Table IV-1 Criteria Pollutant Attainment Status	IV-2
V	OPEN SPACE AND CONSERVATION ELEMENT	
	Table V-1 Open Space and Conservation Issues Relationship to General Plan Elements	V-3
	Table V-2 Common Plant and Wildlife Species	V-13
VI	PARKS AND RECREATION ELEMENT	
	Table VI-1 Parks and Recreation Area	VI-4
	Table VI-2 Park Definitions	VI-6

Table VI-3	Park Standards	VI-7
Table VI-4	Park Siting Criteria	VI-8
Table VI-5	Park Credit Implementation Chart	VI-9

VII PUBLIC FACILITIES ELEMENT

Table VII-1	Public Services Providers	VII-4
Table VII-2	Comparison of 1989 Electric Demand	VII-20
Table VII-3	1989 vs. Projected 2010 Electric Consumption by Sector	VII-21
Table VII-4	Customer Demand Characteristics	VII-21
Table VII-5	Roseville Water Usage 1990-2010	VII-29
Table VII-6	Roseville's Portion of Plant Flow	VII-35
Table VII-7	Total Waste Generated 1990-2010	VII-43

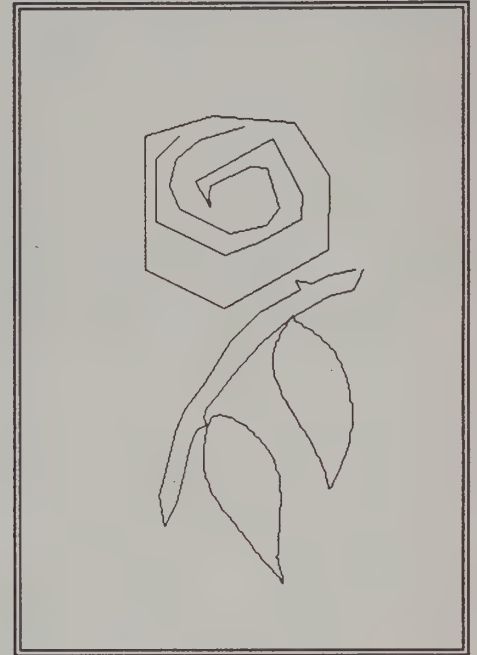
IX NOISE ELEMENT

Table IX-1	Maximum Allowable Noise Exposure Transportation Noise Sources	IX-14
Table IX-2	Requirements for Acoustical Analysis	IX-15
Table IX-3	Performance Standards for Non-Transportation Noise Sources	IX-16

X HOUSING ELEMENT

Table X-1	Median Household Income by Family Size	X-7
Table X-2	Distribution of Housing Need by Unit Type	X-8
Table X-3	Existing and Projected Household Growth by Income Group	X-8
Table X-4	Multi-Family Rental Rates	X-9
Table X-5	Total Undeveloped and Potential Dwelling Units	X-13
Table X-6	Assisted Housing Development Eligible to Terminate Affordability Restrictions in the Next 10 Years	X-14
Table X-7	Specific Plan Parcels with Affordable Housing Requirements	X-15
Table X-8	Total New Construction Need for 1989-1996	X-23
Table X-9	Existing State, Federal and Local Programs and Projected Funding	X-24
Table X-10	Residential Fee/Tax Comparison by City and County	X-45
Table X-11	Schedule of Programs	X-54

I. INTRODUCTION



2 0 1 0

City of Roseville

INTRODUCTION

A. FUNCTION AND INTENT OF THE GENERAL PLAN

A General Plan serves as a long term policy guide for the physical, economic, and environmental growth of a City. It is a statement of the community's vision of its ultimate physical growth.

State law requires that every county and city prepare and adopt a comprehensive long-range plan to serve as a guide for the development of the community. The plan must consist of an integrated and internally consistent set of goals, policies and implementation measures. In addition, the plan must focus on those issues that are of the greatest concern to the community, and be written in a clear and concise manner. City actions, such as those relating to land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements must be consistent with the General Plan.

The City of Roseville General Plan serves to:

- Enable the City Council, Planning Commission and Project Review Commission to establish long-range

development policies;

- Provide a basis for judging whether specific private development proposals and public projects are in harmony with the policies; and
- Guide public agencies and private developers in designing projects that are consistent with City policies.

The Plan is designed to be:

Long-range: However imperfect the vision of the future is, almost any development decision has effects lasting more than 20 years. In order to create a useful context for development decisions, the General Plan looks towards the year 2010 and beyond.

Comprehensive: The Plan provides direction to coordinate all major components of the community's physical development.

General: Because it is long-range and comprehensive the Plan, in most cases, is general. The plan's purpose is to serve as a framework for detailed public and private development proposals. It establishes requirements for additional planning studies which

must be completed prior to any future specific plan to modify the General Plan land use allocation.

Roseville's first General Plan, consisting basically of a land use map, was adopted in 1963. The first comprehensive General Plan for the City was adopted in 1977. While various elements were updated since 1977, the 1992 General Plan represents the first comprehensive update since that time. Although no new land uses are allocated beyond those identified in the previous General Plan, the 1992 Plan does result in substantial policy revisions. The General Plan also seeks to integrate the City's four adopted specific plans. These plans are incorporated as a part of the General Plan and should be referred to for specific requirements.

B. HISTORICAL CONTEXT

The City of Roseville is located on the Interstate 80 corridor, approximately 16 miles northeast of downtown Sacramento, California (Figure 1). This places the City on the northeast fringe of the Sacramento Metropolitan area. Located within Placer County, Roseville is the largest city within the County.

The first residents in the area were the Maidu Indians. Their territory extended from the Sacramento River to the Sierra Nevada. Of the two principal divisions that made up the Maidu nation, the southern Maidu controlled the entire American River drainage area, the Bear and Yuba Rivers, and the area now encompassed by the City of Roseville.

Outside exploration of the region was first recorded in the early 1800's. This included early fur trapping explorations. The Discovery of gold in 1848, brought over 10,000 people to Placer County. By the 1850's, miners failing to find promised riches began turning to other pursuits, such as farming. Disgruntled miners and pioneer ranchers formed the nucleus of the first families who settled the area before it became known as Roseville.

On November 29, 1863, during construction of the transcontinental railroad from Sacramento to Promontory, Utah, railroad graders reached "The Junction". The original map of the City was filed with the Placer County Recorder on August 13,

1864, titled "Plan of the Town of Roseville at the Junction of the Central Pacific and California Railroads". Between 1870 and 1906, small frame buildings and rough hewn board sidewalks sprang up. A school was built; churches and fraternal organizations were established; and efforts were made to stimulate industry, first by the establishment of a flour mill and later a winery.

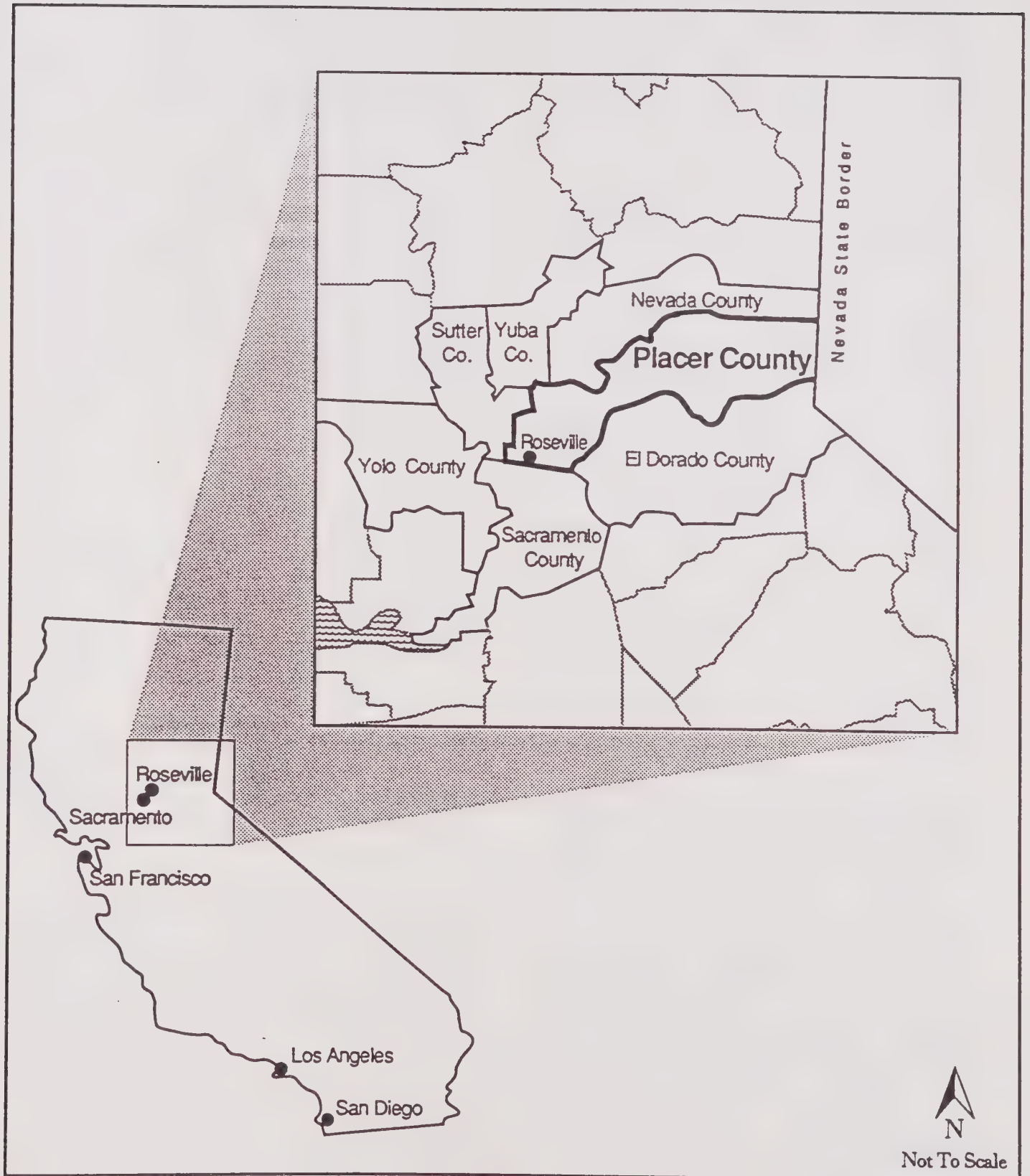
In April of 1908, the Southern Pacific Railroad Company officially moved its terminal, roundhouse and shops from Rocklin to Roseville. This move brought many jobs and residents to the community. After the railroad's relocation, an organized drive for incorporation began. On April 2, 1909, by a vote of 241 to 90, the people voted in favor of incorporation. Roseville became a Charter City on January 10, 1955 and, on March 26, 1964 during the City's 100th anniversary, Roseville was honored as an All American City.

Today Roseville has evolved from what was considered a "bedroom community" in the 1970's, to an emerging urban center with a mix of residential and employment uses. As of January 1992, the City's population was estimated at 50,308 and is expected to exceed 90,000 prior to 2005. In addition, the City has attracted a significant amount of non-residential growth including commercial, office and industrial development. It is anticipated that Roseville, along with the remainder of the South Placer/Sacramento Region, will continue to be the focus of significant development activity into the next century.

The City is characterized by a mix of older and newer development. Roseville has generally grown outward from its historic downtown adjacent to the Southern Pacific railroad yard. The center of the City is typified by the downtown and small lot, single-family residences, while newer commercial and office development and larger suburban-type residences characterize the edges of town. The current focus of new development is along the eastern, western and northern portions of the community within the City's four specific plan areas and the North Industrial area. In addition, The City has approximately 3,454 acres of urban reserve land along its edges which may one day be considered for urbanization.

FIGURE I-1

REGIONAL LOCATION MAP



C. PLANNING AREA

The focus of the General Plan's land use policy is on the City's primary planning area. Roseville's planning area includes approximately 30.92 square miles of incorporated lands, as well as an additional 4,630 acres which make up the City's sphere of influence. A graphic representation of the City's planning area and the acreages of each sub area are reflected in Figure II-1 and Table II-1 of the Land Use Element.

While the City's incorporated area and sphere of influence are the primary focus of General Plan policies, there are "secondary planning areas" that bear relationship to Roseville's planning efforts. These secondary planning areas vary depending upon the type of issue and the impacts associated. For example, for the issue of air quality, the secondary planning area includes the City as well as areas outside the City but within the associated air basin. Similarly for flood protection, the secondary planning area extends across the entire drainage basins which flow through Roseville. In many other cases, such as solid waste and recycling, transportation, wastewater treatment, etc., the secondary planning areas encompass varying boundaries that exceed the City limits and sphere of influence.

D. PLAN DEVELOPMENT

Development of the General Plan involved an extensive process of public hearings and workshops. The focus of much of this effort revolved around the establishment of a General Plan Committee (GPC), an advisory group comprised of representatives from the City's seven commissions. The Committee's work extended from November 1990 to May 1992. The Committee was assisted by staff from the City's Planning Department.

The GPC was presented with issue papers for the General Plan element areas and was asked to make policy recommendations for each. Draft General Plan elements were then prepared based on the Committee's direction. The GPC reviewed the draft elements, made adjustments and the document was released for public review, in conjunction with the environmental impact report (EIR), in June 1992.

In addition to the GPC, public hearings on the General Plan and EIR were held at the City's Planning, Transportation, Public Utilities and Parks and Recreation Commissions. Final action on both documents was taken by the City Council on November 18, 1992.

E. PLAN ORGANIZATION AND APPLICATION

The 1992 General Plan does not, with the exception of the establishment of a 1000 dwelling unit pool, allocate land uses beyond those identified in the previous General Plan. The current Plan has focused on updating policies and integrating the concepts developed through Roseville's specific plans into City-wide policy. Emphasis is placed on "performance" policies or standards that attempt to define levels-of-service and other less tangible factors that the City is seeking to achieve. It is these factors and requirements that will be paramount in defining Roseville's quality of life.

Two primary components constitute the City of Roseville General Plan. These are:

- The General Plan document which incorporates the goals, policies and implementation measures; and
- The land use map which graphically represents the City's existing and planned land use mix and pattern.

The City's official land use map is available through the Planning Department. A land use "diagram", which schematically reflects the uses from the land use map, is included in the back of this document.

The General Plan document is organized into nine separate mandatory and optional elements. The State mandated elements include: Land Use, Circulation, Open Space and Conservation (combined), Safety, Housing, and Noise. The optional elements consist of: Air Quality, Parks and Recreation, and Public Facilities.

Each element is organized in the same fashion, with

a brief setting and outlook section describing the existing conditions and critical issues for the topic area. In each element, there are goals, policies and implementation measures. The goals state the overall desired conditions that the City would like to achieve. The policies indicate an action or direction that the City must take as a step towards achieving the desired condition or goal. The implementation measures are more specific and include precise actions to achieve the stated policies. Each element contains one or more components structured in a similar manner.

To understand the full intent of the General Plan, the goals, policies and implementation measures must be reviewed together and in combination with the land use map. In addition, many individual issues have implications which are contained in more than one element throughout the Plan. Readers of the General Plan should review other parts of the document where references are made to additional information.

The general content of each element is described below:

Land Use Element discusses existing and projected land use conditions, land use designations and standards, community form, community design and growth management. The goals and policies are intended to promote a balanced land use pattern that supports innovative land use approaches and retains and enhances the distinct character and identity of Roseville.

Circulation Element identifies the general location and the extent of the existing and proposed roadways, highways, railroads and transit routes. The element identifies policies and programs to reduce traffic congestion, promote alternative forms of transportation and provide safe travel throughout the City.

Air Quality Element integrates related land use, transportation and circulation, transit and energy issues. The policies and implementation measures are intended to improve air quality and encourage cooperation between the jurisdictions involved in regional air quality efforts.

Open Space and Conservation Element provides for the conservation, development and use of natural resources, details plans and measures for the preservation of open space, and provides for outdoor recreation, public health and safety. It is the overall goal of the element to preserve a comprehensive interconnected system of open space, encompassing preservation and enhancement of natural habitat areas, for the use and enjoyment of the community.

Parks and Recreation Element provides goals and policies for both traditional "active" park lands and non-traditional "open space recreational" park lands. It specifies standards and conditions as guidelines for planning parks and recreation facilities, including size, type, and location.

Public Facilities Element identifies facility and service needs of the community and performance standards to ensure that desired service levels are maintained. Discussed are civic facilities, libraries, schools, electric and privately owned utilities, water and wastewater systems, solid waste and recycling, water and energy conservation, and the extension of City services. Emphasis is placed on the fair share contribution of new development towards the provision of services and facilities.

Safety Element establishes standards and plans for the protection of the community from a variety of hazards including earthquakes, flooding, crime, fire, hazardous materials, and electromagnetic fields.

Noise Element establishes standards for transportation and fixed noise sources to protect the health and welfare of the community.

Housing Element identifies the existing and projected housing needs and establishes goals, policies, and implementation measures for the preservation, improvement and development of housing to meet the needs of all economic sectors of the community.

The Plan also incorporates a glossary and an appendix. The appendix includes a list of references that were used in the preparation of the Plan, including the issue papers, EIR and specific plans. All referenced materials are available through the Roseville Planning Department.

The City of Roseville considers this General plan, incorporating the land use map, to meet all the state mandated requirements for the substance and content of a General Plan.

F. PLAN ADMINISTRATION AND AMENDMENT PROCEDURES

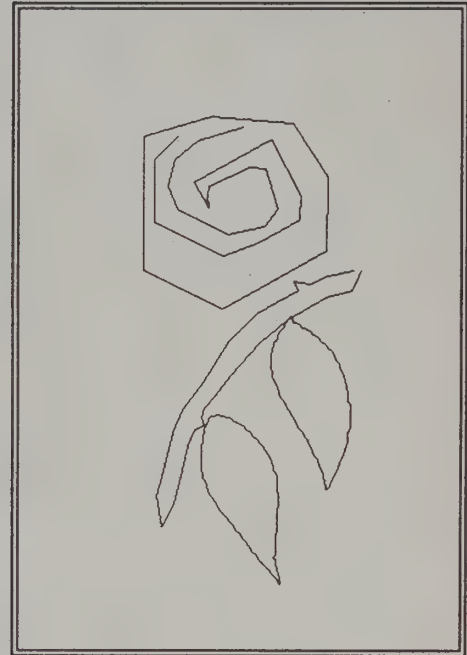
Plan implementation will be accompanied by a continuing administrative program of monitoring and evaluation. To remain effective in dealing with changing trends and conditions, the General Plan must maintain some flexibility. As determined appropriate, regular evaluation may, over time, identify desired amendments to the General Plan. Monitoring and evaluation provide an internal process for ensuring that the Plan remains dynamic and relevant, and also provides background for private sector amendments to be evaluated.

The General Plan should only be amended when the City determines a change is necessary. All General Plan amendments must be adopted by resolution, and require at least one public hearing by the Planning Commission and one by the City Council. State law allows Charter Cities, such as Roseville, to amend their General Plan as often as necessary. All General Plan amendments will require appropriate environmental documentation in accordance with the California Environmental Quality Act.

The following principles shall regulate the administration and amendment of Roseville's General Plan:

1. The City shall regularly evaluate the effectiveness and adequacy of the entire General Plan. Such evaluation should occur a minimum of every five (5) years starting from the date of initial adoption of the Plan, or whenever any significant modification to the General Plan is contemplated. The evaluation will consider the accuracy of data, effectiveness and relevance of goals, policies, and implementation measures, and compliance with relevant legislation.
2. Policy and text amendments to the General Plan may only be considered by the City when such amendments do not result in any internal inconsistencies within the Plan.
3. Amendments to the land use map may only be considered by the City when such amendments are consistent with all of the goals, policies and implementation, measures of the General Plan.

II. LAND USE ELEMENT



2 0 1 0

City of Roseville

LAND USE

Existing Conditions and Projections Land Use Designations, Definitions and Standards Community Form Community Design Growth Management Relationship to Specific Plans

As prescribed by State law, the purpose of the Land Use Element is to designate "the proposed general distribution and general location and extent of uses of land". Given this considerable task, the Land Use Element has the broadest scope of the General Plan elements, and plays the central role in correlating all land use issues into a set of coherent development policies. The Land Use Element's goals, policies and implementation measures relate directly to the other elements of the General Plan. Although all General Plan elements carry equal weight, in practice the Land Use Element is the most visible and often used element in the General Plan.

A City's land use distribution and pattern are influenced by a number of factors. These include projected capacity of local and regional infrastructure and services, maintenance of desired service levels, natural and environmental constraints, market opportunities and constraints, social factors, and hazard considerations. In addition, land uses are influenced by and impact a number of less measurable considerations. These include the character and identity of the community.

The land use pattern and various influencing factors have a complex interrelationship, each impacting the other. As an example, resource capacities and the

desired character of a community influence the mix and distribution of planned land uses. At the same time, the mix and distribution of land uses influence the amount and type of needed resources and represent a primary factor in determining the character of the community.

Roseville, along with the entire South Placer/Sacramento region, has and continues to experience significant growth. This has led to a transition of the City from a relatively small residential community to a larger center with a mix of uses and increasingly urban character. The City's population has nearly doubled over the past decade, from 26,127 in 1982 to 50,308 in 1992. In addition, Roseville has experienced significant non-residential growth including commercial, office and industrial development. As a result, the City has had the challenge of accommodating and providing for growth, while attempting to retain its character and identity.

There are a number of underlying principles that form the foundation for the goals and policies of the Land Use Element. These principles are based on input the City has received from its residents through various forums such as surveys, task forces, and committees. Some of the primary directing principles

include the following:

- Promote and enhance Roseville's unique character and identity
- Distinguish Roseville from adjacent communities through the quality of development and design, and the level of public services and facilities provided
- Protect and enhance Oldtown/Downtown and the City's established neighborhoods
- Promote new development which is an integrated and connected part of the City's land use pattern
- Provide a variety of housing types and opportunities, including those for all income groups
- Create a balanced land use pattern with an appropriate mix of uses to accommodate resident employment, service and social needs within the community
- Promote a land use pattern that provides a high level of open space and recreational amenities and is sensitive to the natural environment
- Create a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access and improved air quality
- Proactively manage and plan for growth

While not all of the above principles convert directly into a specific land use goal or policy, they have impacted the overall policy direction and the land use pattern. The principles are further carried out through the goals and policies of the other elements of the General Plan.

The Land Use Element consists of the land use map and land use policies. The land use map visually illustrates the City's existing and planned land use mix and pattern. A copy of the land use map is available through the Planning Department. A land

use "diagram," which schematically reflects the uses from the land use map, is included in the back of the General Plan. This diagram should be utilized as a general reference only.

Land use decision making is guided by the goals, policies and implementation measures contained in the text of the Land Use Element. While the land use map is an illustration of policy, it only reflects those policies that can be graphically shown. As a result, the land use map and land use policies should be used in combination with each other, and the policies from the other elements, to determine consistency with the General Plan.

The Land Use Element text and policies are organized into the following six components:

Existing Conditions and Projections provides a description of the planning area; existing land use inventory and future projections.

Land Use Designations, Definitions and Standards identifies and defines the City's land use categories, incorporating general use, development, intensity, siting and compatibility standards.

Community Form provides goals and policies to define and direct the future form and pattern of the City. Issues addressed include community character; relationship to transit, pedestrian, air quality; downtown/neighborhoods; relationship of new development; jobs/housing; economic development; community involvement; and interjurisdictional coordination.

Community Design includes goals and policies that address aesthetics and function; the integration of the built and natural environment; and community character. Emphasis is placed on the development of a design framework that reflects the City's goal of high quality, community-wide design.

Growth Management focuses on the proactive management of growth in the community. Included are the identification of performance standards to regulate urban reserve and other potential future growth areas. Policies addressing annexations and expansion of the City's sphere of influence are also included.

Relationship to Specific Plans discusses the interrelationship between the General Plan and the City's four existing specific plans.

As is discussed in the Growth Management Component, the General Plan, with one exception, does not grant additional land use beyond entitlements provided under the previous General Plan. The only exception is the establishment of a 1,000 dwelling unit pool. The Plan does recognize, however, that the City may determine the need or desire to expand in the future. Goals and policies are identified which must be met should the City determine it appropriate to expand its land use allocation or boundaries. Such expansion will require an amendment to the General Plan.

It is the overall goal of the Land Use Element to promote a balanced land use pattern that supports innovative land use approaches and retains and enhances the distinct character and identity of Roseville.

EXISTING CONDITIONS AND PROJECTIONS

A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 30.92 square miles of incorporated lands as well as an additional 4,630 acres which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

Within the City limits there are six subareas that have been planned for urban development. These include the Infill Area, the City's four specific plan areas, and the North Industrial area. Each area is briefly described below:

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City, including the Oldtown and Downtown business districts, which are currently the focus of redevelopment planning efforts. Totalling 7,491 gross acres, the Infill area will accommodate approximately 42,313 residents and 24,482 jobs at full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan new development areas. The Plan, originally adopted in February 1985 and expanded

in April 1988, provides for the development of approximately 1,015 gross acres south of Douglas Boulevard in the southeast portion of the City. Included are a mix of single and multi-family residential, commercial and office uses with schools, parks and open space amenities. Partially developed, the Plan area is anticipated to accommodate approximately 9,643 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 1,700 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,800 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Approximately 611 acres of the northernmost portion of the Plan area have been designated as urban reserve. While only partly developed at the present time, buildout population for the Northeast Plan area is projected at 4,770 residents with 18,587 jobs.

North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is traversed by Highway 65 and incorporates 2,514 acres. The North Central Plan area provides a diverse mix of residential, commercial, office and light industrial uses. Included are regional commercial sites and significant wetland preservation/compensation areas. A majority of the North Central Plan area north of Highway 65 has been designated as urban reserve. While limited development has occurred to date, the Plan area is expected to accommodate approximately 11,551 residents and 15,633 jobs at buildout.



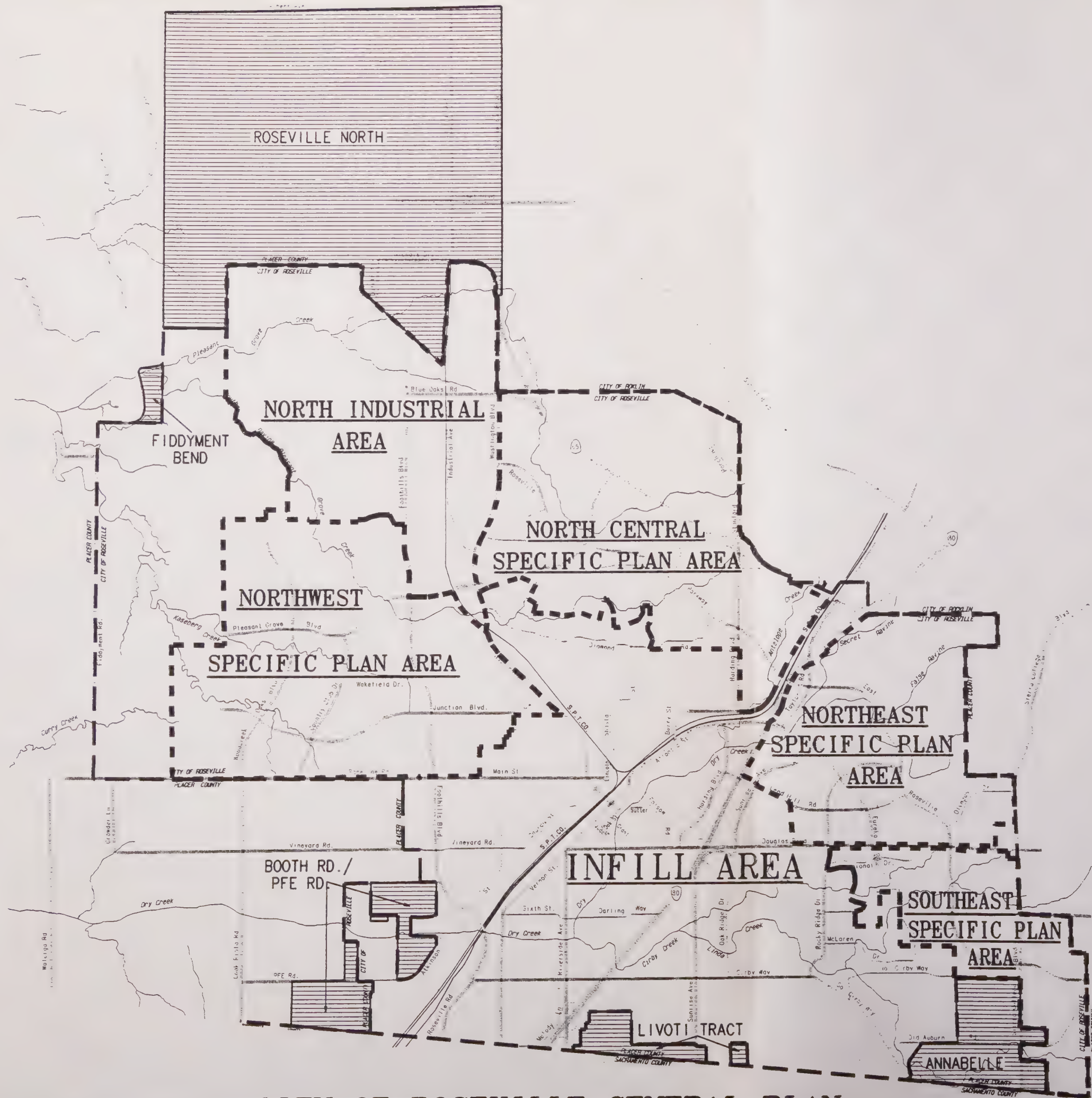
ROSEVILLE 2010

GENERAL PLAN PLANNING AREA

LEGEND

--- PLANNING AREA

 SPHERE OF INFLUENCE AREA



CITY OF ROSEVILLE GENERAL PLAN



Scale: 1" = 4500'

GP4500 Basemap revised Dec. 1992

City of Roseville Planning Department

gpplanarea, 02.24.93

11-5

TABLE II-1

PLANNING AREA ACREAGES

INCORPORATED AREA

SUBAREA	GROSS ¹ ACREAGE
INFILL	7,491
SOUTHEAST	1,015
NORTHEAST	1,700
NORTH CENTRAL	2,514
NORTHWEST	2,754
NORTH INDUSTRIAL	2,443
OTHER	1,872
TOTAL INCORPORATED AREA	19,789

SPHERE OF INFLUENCE

SUBAREA	GROSS ¹ ACREAGE
ROSEVILLE NORTH (ATHENS)	3,770
FIDDYMENT BEND	45
BOOTH & PFE	308
LIVOTI TRACT	132
ANNABELLE	375
TOTAL SPHERE OF INFLUENCE	4,630

TOTAL PLANNING AREA

TOTAL	24,419 GROSS¹ ACRES
--------------	---------------------------------------

SOURCE: City of Roseville Planning Department, 1992.

1. Gross acreage includes road and highway rights-of-way, easements, etc.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,754 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a City golf course and several school sites, including a high school. Urban reserve land use has been designated in the southwest portion of the Plan area. Partially developed, the Plan is anticipated to accommodate approximately 23,678 residents and provide 4,236 jobs at buildout.

North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,443 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted to industrial uses, the area is intended to provide a major employment/industrial center for the South Placer region. The North Industrial area, while providing no residential use, will accommodate approximately 31,346 jobs at buildout. At present, a majority of the area remains undeveloped.

In addition to the above, there are approximately 1,872 undeveloped acres within the western portion of the City designated as urban reserve, which are not encompassed by any currently recognized planning subarea (see Growth Management component).

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 4,630 acres of land within the City's sphere of influence. As reflected on Figure II-1 and Table II-7, the sphere of influence properties have been designated into five general areas. These lands, while not within the City's incorporated boundaries, do bear relation to Roseville's planning efforts. Lands within the City's sphere of influence are considered likely to be within the ultimate physical boundaries and service area of Roseville. Although it is not required that

the City annex these areas, it is probable that these areas will be considered for annexation in the future.

The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management component of this element, and are subject to approval by the Placer County Local Agency Formation Commission (LAFCo).

B. LAND USE INVENTORY

Roseville's total General Plan land use allocation by use category is reflected on Table II-2. Included are the number of net acres and percent of the total City acres for each use at buildout of the General Plan. Table II-3 breaks the acreage down by incorporated subareas. These figures should be considered as estimates, as they simply attempt to reflect the amount of development which could conceivably occur on all parcels after roadways, easements and other encumbrances are excluded. The exact number of "built" or "net" acres for undeveloped land cannot be accurately determined until project specific plans have been approved.

A comparison of currently developed versus undeveloped acreage for each land use category is included on Table II-4. The table indicates that the inventory of vacant nonresidential lands remains sizable. This situation is typical for growing cities, as nonresidential development usually follows population growth and residential development. The mix of land use over time is expected to change, with residential uses becoming a smaller percentage of all land uses. As a result, Roseville is likely to have a larger amount of employment and service uses in proportion to its population at buildout than currently exists.

TABLE II-2
TOTAL LAND USE ALLOCATION

USE CATEGORY	NET ¹ ACRES	% OF TOTAL ACRES
RESIDENTIAL	5,337	34%
COMMERCIAL	1,094	7%
OFFICE	935	6%
INDUSTRIAL	2,256	15%
URBAN RESERVE	3,454	22%
PUBLIC/MISC.	2,506	16%
TOTAL	15,582	100%

SOURCE: City of Roseville Planning Department, 1992.

TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA

AREA	USE IN NET ¹ ACRES						TOTAL
	RES	COMM	OFFICE	IND	UR	OTHER ²	
INFILL	2,454	477	251	260	0	1,212	4,654
SERSP	580	58	81	0	0	212	931
NERSP	211	186	372	0	611	186	1,566
NCRSP	514	251	190	164	626	390	2,135
NWRSP	1,578	122	41	0	345	506	2,592
NI	0	0	0	1,832	0	0	1,832
OTHER	0	0	0	0	1,872	0	1,872
TOTAL	5,337	1,094	935	2,256	3,454	2,506	15,582

SOURCE: City of Roseville Planning Department, 1992.

1. Net acre assumes developable land after roadways, highways, easements and other encumbrances are extracted.
2. Includes the Southern Pacific Railroad Yard.

TABLE II-4

DEVELOPED VS UNDEVELOPED LANDS BY USE

LAND USE	NET ¹ ACRES	PERCENT
RESIDENTIAL		
DEVELOPED	3,272	61%
UNDEVELOPED	2,065	39%
COMMERCIAL		
DEVELOPED	429	39%
UNDEVELOPED	665	61%
OFFICE		
DEVELOPED	175	19%
UNDEVELOPED	760	81%
INDUSTRIAL²		
DEVELOPED	361	16%
UNDEVELOPED	1,845	84%

SOURCE: City of Roseville Planning Department, 1992.

1. Net acre assumes developable land after roadways, highways, easements and other encumbrances are extracted.
2. The acreage calculations for industrial are derived from square footage estimates developed by Angus McDonald Associates (1991) which have been converted to acreage based on typical square foot per acre yield rate estimates.

C. GROWTH PROJECTIONS

The question of when Roseville will achieve buildout of its General Plan land uses impacts the City's land use inventory, infrastructure and resource needs and service calculations. Estimates of projected growth vary from source to source dependent upon the methodology utilized. Under all scenarios, however, Roseville, along with the remainder of the South Placer and Sacramento region, is anticipated to remain attractive to both residential and nonresidential growth.

The General Plan does not specify a maximum growth rate. In general, growth rates mirror national economic trends, increasing during periods of economic expansion and decreasing during economic downturns. Periods of rapid growth are frequently followed by slower periods.

Over the past twenty years, Roseville has grown at a rate considerably above that of Placer County and the surrounding region. As growth rates have increased in the region, the City has captured an increasing share of the growth, although the community remains a small part of the region.

There are numerous complex and interrelated factors which influence growth in the region. Most of these factors can not be altered by general plan policies. A general plan can, and usually does however, influence how much of a region's growth is captured in a community. Some of the factors which influence regional and local growth are listed below:

- General economic conditions in the State
- Federal budget issues and planned cutbacks
- State budget issues and planned cutbacks
- Competition from new growth areas
- Perceptions about the quality of life in the region
- Housing costs
- Job opportunities
- Infrastructure and resource availability

Estimates presented in this component for both residential and nonresidential growth assume no development within the urban reserve areas.

RESIDENTIAL/POPULATION

Table II-5 contains a series of alternative population projections developed from data from SACOG, the State Department of Finance, and historical population trends. The assumptions and base population figures used in each of these projections vary slightly. For comparison purposes, adjustments have been made to the projections to extend some to the year 2010. Dependent upon the projection selected, Roseville will exhaust its General Plan allocation of residential land somewhere between the years 2000 and 2013.

For planning purposes, the City assumes, based on economic conditions and available land use, that growth rates between 1990 and 2010 will exceed those experienced between 1970 and 1990 (4.59%). It is also anticipated that overall rates will be less than those experienced during the accelerated growth of the mid to late 1980's (8.59%). As a result, Roseville will likely experience buildout of its residential land use allocation prior to the year 2005, well before the 2010 horizon year of the General Plan.

Table II-6 breaks residential unit and population figures out by incorporated subarea. Based on 1990 census data, an average person per household figure of 2.54 has been utilized to project future population rates.

NONRESIDENTIAL/EMPLOYMENT

Given the increased number of economic and locational variables, employment estimates can be even more difficult to project than population figures. Roseville hired the firm of Angus McDonald Associates to prepare forecasts for use in the City traffic model. The numbers generated are used in the General Plan for consistency.

The methodology utilized to forecast employment for Roseville involved a "top down" process. Forecasts for the Sacramento region (MSA) were stepped down to counties and then down to cities

TABLE II-5
ALTERNATIVE POPULATION GROWTH PROJECTIONS, 1990-2010

METHODOLOGY	1990-2010 GROWTH RATE	YEAR TO REACH RESIDENTIAL BUILDOUT
1985-90 RSVL GROWTH RATE	8.59%	2000
1980-90 RSVL GROWTH RATE	6.26%	2003
1970-90 RSVL GROWTH RATE	4.59%	2006
SACOG PROJECTION	4.27%	2007
45% SHARE OF COUNTY GROWTH PER DOF	4.02%	2008
5% SHARE OF REGIONAL GROWTH PER SACOG	3.10%	2013

SOURCE: City Of Roseville Planning Department, 1992.

TABLE II-6
RESIDENTIAL UNITS/POPULATION BY INCORPORATED SUBAREA

AREA	DWELLING UNITS			POPULATION ¹		
	1990	2010 ²	BLDOUT	1990	2010 ²	BLDOUT
INFILL	14,995	15,967	15,967	36,333	40,556	40,556
SERSP	823	3,639	3,639	1,994	9,243	9,243
NERSP	0	1,800	1,800	0	4,572	4,572
NCRSP	0	4,359	4,359	0	11,072	11,072
NWRSP	3,083	8,935	8,935	7,470	22,695	22,695
N. IND	0	0	0	0	0	0
POOL ³	0	1000	1000	0	2,540	2,540
TOTAL	18,901	35,700	35,700	45,797	90,678	90,678

SOURCE: City Of Roseville Planning Department/Angus McDonald Associates, 1991.

1. Assumes 2.54 persons per household for 2010 and buildout (1990 census)
2. Residential buildout is likely to occur prior to 2005
3. 1000 unit pool established by the General Plan

and community plan areas within the county based on projected market conditions. A major advantage of this approach is that it produces consistent numbers from the regional level down to the city level.

Table II-7 reflects a comparison of projected employment by use, including the percentage of the total developed for each use, for 1990, 2010 and buildout. Table II-8 indicates projected buildout employment by incorporated subarea. Based on market projections converted to employees, the City has a considerable excess of nonresidential land uses. As a result, some nonresidential uses will be less than 50% built out by the year 2010. Full buildout would occur considerably after this date.

D. CONCLUSIONS

Because of the sheer number of factors affecting growth trends and the complex interrelationships of these factors, making accurate projections is difficult. The longer the time period covered by the projections, the more imprecise the projection usually is. At best, a twenty year projection provides a snapshot of the future; tomorrow, the picture may very well be different.

Based on Roseville's long-term growth projections and General Plan land use allocation, the City will have a projected shortage of residential uses and an excess of employment and services uses in 2010. It is likely that all residential lands will be developed prior to 2005. If the area of analysis is broadened to include lands outside the City, but within commute distance, an imbalance still exists based on currently allocated land uses.

Depending upon the perspective, the City's General Plan land use allocation either does not provide sufficient residential acreage, provides an excess of nonresidential acreage, or a combination of the two. In either case, it is projected that residential land will be exhausted well before buildout of nonresidential land could be achieved.

Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential

job generation within reasonable commute distances. This brings into question the likelihood that full buildout of nonresidential lands could actually occur based on current land use allocations.

The Land Use Element contains policies which promote a reasonable jobs housing balance. The desired balance is dependent upon a number of factors including commute distances, job income, housing prices and desired land use inventories for economic development purposes. Having the same number of jobs and employed residents in an area is a worthy objective, although it does not necessarily ensure that a jobs/housing balance will be achieved. Planning the relationship between jobs and housing is not just a mathematical exercise, but rather requires both a quantitative and qualitative analysis of commute behavior, employment opportunities by occupation and wage, housing needs and income type, and the rate of both job and housing growth. In addition, the relationship between jobs and housing must be looked at in a regional context.

Both the Community Form and Growth Management components of this element identify the development of an Economic Development Study\Plan. This study will include a full analysis of the jobs-housing balance in the area. Based upon the findings of this and other studies, the City may consider amending its General Plan land use allocation.

TABLE II-7**CITYWIDE EMPLOYMENT BY USE**

	1990	2010	BUILDOUT
COMMERCIAL	9,002 (39%)	20,728 (89%)	23,359 (100%)
OFFICE	6,843 (19%)	17,253 (47%)	36,703 (100%)
INDUSTRIAL	6,185 (16%)	15,854 (41%)	38,608 (100%)
TOTAL	22,030 (22%)	53,835 (55%)	98,670 (100%)

SOURCE: Angus McDonald Associates, 1991.

TABLE II-8**TOTAL PROJECTED EMPLOYMENT BY INCORPORATED SUBAREA**

SUBAREA	COMM	OFFICE	IND	TOTAL
INFILL	10,193	9,837	4,452	24,482
SERSP	1,229	3,157	0	4,386
NERSP	3,974	14,613	0	18,587
NCRSP	5,353	7,470	2,810	15,633
NWRSP	2,610	1,626	0	4,236
NI	0	0	31,346	31,346
TOTAL	23,359	36,703	38,608	98,670

SOURCE: Angus McDonald & Associates, 1991.

LAND USE DESIGNATIONS, DEFINITIONS AND STANDARDS

A. INTRODUCTION

Policies contained in each General Plan element, in conjunction with the land use map and land use designations, constitute the City's General Plan. The land use map portrays the City's planned land use mix and pattern at build-out of the adopted General Plan. Implementation measures are included as a means by which the General Plan will be carried out.

The land use designations applied to the General Plan land use map are defined in this component and listed in Table II-9. These designations differ from the prior General Plan in that the number of designations have been reduced and the intent of each designation has been clarified. In addition, density and intensity standards, as applicable, have been specified for each classification. The General Plan land use designations have been modified in an effort to simplify the General Plan land use map and clarify the City's land use policies.

The land use designations address both public and private development and serve as a guide for zoning and other land use regulations. Because the land use map provides a guide for future development, it is possible that more than one zoning district may be consistent with any one land use designation. Table II-10 includes a listing of implementing zone districts for each land use designation.

Where appropriate, the proposed land use definitions are broad in scope to allow the flexibility necessary to achieve the General Plans policies related to pedestrian orientation and convenience gained by allowing mixed use projects. This is achieved through the permitted secondary uses associated with each land use designation. The Zoning Ordinance and Community-wide Design Guidelines identified in the Community Design Component of this element, will aid the integration of mixed uses by containing specific use restrictions and standards to assure compatibility with adjacent uses. The extent of the secondary uses permitted,

and conditions related to their use, will be as specified in the overlying zoning, specific plan and/or other master plan.

Generally only one land use designation will be applied to a given area. However to further accomplish mixed use policies of the General Plan, it is possible that two or more designations may be applied to a single area, establishing a variety of complementary land uses. This approach has already been used in the North Central Specific Plan where there are several distinct areas planned Business Professional (BP)/Community Commercial(CC). Policies of the Specific Plan and Planned Development zoning are utilized to specify the mix of use and any restrictions on uses otherwise associated with these two land use designations. It is expected that this technique may also be utilized in the City's Downtown and Old Town Planning programs where a mix of high density residential, commercial, and office may be desirable.

In addition to specifying the permitted uses, the land use designations contain standards to be applied to each use. These include density standards for residential uses, intensity standards, expressed as floor area ratios (FAR), for non-residential uses, and, where appropriate, land use compatibility standards. Tables II-11 and II-12 summarize the intensity standards for each land use designation. Table II-13 includes a land use compatibility matrix for all land use designations.

The low, medium and high density residential land use categories are based on the number of dwelling units per gross developable acre. For the purposes of interpreting the land use map, a gross developable acre is defined as the land remaining after overhead power lines and their easements, areas within the designated 100 year floodplain, and any lands not designated for residential uses are subtracted.

FARs were not included in the previous City

General Plan. Intensity standards for non-residential development are, however, useful and are required by State planning law. FARs are usually expressed as a percentage of total floor area (including all floors and not just the "footprint" of a building) when compared to the lot or parcel area. Typical commercial FARs range from 20% to 35%, but may be as high as 300% (i.e. a three floor building covering 100% of the lot area) in downtown Roseville. In addition to defining building intensity, FARs provide a basis for generalized traffic and employment projections.

The acreage, FAR and compatibility standards for the various commercial, office and industrial land use designations are intended as guidelines and not as absolute restrictions. Factors such as General Plan policies, intensity of use, anticipated traffic levels, and the availability of public facilities and infrastructure will be assessed to determine the appropriate level of floor area to land area ratio. Adjustments to the specified FARs, whether an increase or decrease, when supported by information relating to potential impacts, may be approved as part of a use permit approval, specific plan or General Plan amendment.

TABLE II-9

SUMMARY OF LAND USE DESIGNATIONS

RESIDENTIAL

LDR	<u>LOW DENSITY RESIDENTIAL</u> (0.5 - 6.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
MDR	<u>MEDIUM DENSITY RESIDENTIAL</u> (7.0 - 12.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
HDR	<u>HIGH DENSITY RESIDENTIAL</u> : (13.0 DWELLING UNITS PER GROSS DEVELOPABLE ACRE AND ABOVE)

COMMERCIAL

NC	<u>NEIGHBORHOOD COMMERCIAL</u>
CC	<u>COMMUNITY COMMERCIAL</u>
RC	<u>REGIONAL COMMERCIAL</u>

OFFICE

BP	<u>BUSINESS PROFESSIONAL</u>
----	------------------------------

INDUSTRIAL

LI	<u>LIGHT INDUSTRIAL</u>
IND	<u>GENERAL INDUSTRIAL</u>

SPECIAL AREAS

CBD	<u>CENTRAL BUSINESS DISTRICT</u>
P/QP	<u>PUBLIC/QUASI-PUBLIC</u>
P/R	<u>PARKS AND RECREATION</u>
OS	<u>OPEN SPACE</u>
UR	<u>URBAN RESERVE</u>

COMBINING DESIGNATIONS

FP	<u>FLOODPLAIN</u>
SA	<u>STUDY AREA</u>
TS	<u>TRANSFER STATION</u>

**TABLE II-10
LAND USE DESIGNATIONS AND IMPLEMENTING ZONES¹**

LAND USE DESIGNATION	IMPLEMENTING ZONES		
LDR	R-1 R-2 PD		
MDR	R-2 R-3 R-4 PD		
HDR	R-3 R-4 PD		
NC	C-1 PD		
CC	C-1 C-2 C-3	C-H PD	
RC	C-2 C-3 PD		
BP	PD		
LI	CM M-1 PD		
IND	CM M-1 M-2 PD		
CBD	R-3 R-4 C-1	C-2 HD RCM	PD

¹ Land use designation implementation is not necessarily limited to these zones, especially when combined with a PD zone. Additional zones may be consistent for transitional or interim land uses consistent with General Plan policies. Mixed land use designations may require a variety of land use designations and/or a PD zone.

TABLE II-11

RESIDENTIAL LAND USE CHARACTERISTICS

LAND USE CATEGORY	DWELLING UNITS PER ACRE	ESTIMATED POPULATION PER GROSS ACRE ¹
LOW DENSITY RESIDENTIAL	0.5 TO 6.9	1.27 - 17.53
MEDIUM DENSITY RESIDENTIAL	7.0 TO 12.9	17.78 - 32.77
HIGH DENSITY RESIDENTIAL	13.0 AND ABOVE	33.02+

¹ Assumes 2.54 persons per household (1990 Census).

TABLE II-12

NON-RESIDENTIAL LAND USE CHARACTERISTICS

LAND USE CATEGORY	FLOOR AREA RATIO	ACRES	SQUARE FOOTAGE
NEIGHBORHOOD COMMERCIAL	20% TO 40%	3 TO 7	≤ 50,000
COMMUNITY COMMERCIAL	20% TO 40%	5 TO 25	50,000 to 250,000
REGIONAL COMMERCIAL	20% TO 40%	≥ 25	≥ 250,000
BUSINESS PROFESSIONAL	20% TO 40%	N/A	N/A
LIGHT INDUSTRIAL	20% TO 50%	N/A	N/A
GENERAL INDUSTRIAL	20% TO 50%	N/A	N/A
CENTRAL BUSINESS DISTRICT	TO 300%	N/A	N/A

TABLE II-13
COMPATIBILITY OF ADJACENT¹ LAND USE DESIGNATIONS
AS APPLIED ON THE GENERAL PLAN LAND USE MAP

	LDR	MDR	HDR	NC	CC	RC	BP	LI	IND	CBD	P/QP	P/R	OS	UR
LDR	●	●	○	○	○	N	○	N	N	○	○	●	●	○
MDR	●	●	●	○	○	N	○	N	N	○	○	●	●	○
HDR	○	●	●	○	○	○	○	○	N	●	○	●	●	○
NC	○	○	○	●	●	○	●	●	○	●	●	○	○	○
CC	○	○	○	●	●	●	●	●	○	●	●	○	○	○
RC	N	N	○	○	●	●	●	●	○	○	○	○	○	○
BP	○	○	○	●	●	●	●	●	○	●	○	●	●	○
LI	N	N	○	●	●	●	●	●	●	○	○	○	○	○
IND	N	N	N	○	○	○	○	●	●	N	○	N	○	○
CBD	○	○	●	●	●	○	●	○	N	●	●	●	●	○
P/QP	○	○	○	●	●	○	○	○	○	●	○	●	●	○
P/R	●	●	●	○	○	○	●	○	N	●	○	●	●	○
OS	●	●	●	○	○	○	●	○	○	○	●	○	●	○
UR	○	○	○	○	○	○	○	○	○	○	○	○	○	●

● - Compatible land uses
○ - Conditionally Compatible
N - Not compatible

LDR - LOW DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
HDR - HIGH DENSITY RESIDENTIAL
NC - NEIGHBORHOOD COMMERCIAL
CC - COMMUNITY COMMERCIAL
RC - REGIONAL COMMERCIAL
BP - BUSINESS PROFESSIONAL

LI - LIGHT INDUSTRIAL
IND - GENERAL INDUSTRIAL
CBD - CENTRAL BUSINESS DISTRICT
P/QP - PUBLIC/QUASI PUBLIC
P/R - PARK AND RECREATION
OS - OPEN SPACE
UR - URBAN RESERVE

¹ For purposes of this table, "adjacent" includes land uses separated by collectors and local streets but does not include land uses separated by major arterials or highways.

B. LAND USE DESIGNATIONS, DEFINITIONS, AND STANDARDS

1. RESIDENTIAL LAND USES

Each residential land use designation will be indicated on the land use map as an abbreviation (e.g. LDR) and will be followed by a number, indicating the number of dwelling units per gross developable area (e.g. LDR-6.0). Minimum and maximum densities for each residential land use designation are included within the standards listed for each designation.

The density within any single area designated for residential use may be averaged, provided that no portion of the residential density is less than or exceeds the minimum or maximum gross developable density for that designation. For example, an area planned MDR-8.0 could include a variety of lot sizes and open space areas provided that no area was less than 7.0 units per acre or exceeded 12.9 dwelling units per acre. An exception to this restriction may be approved pursuant to Planned Development zoning. By using this zoning technique, a greater variety in density and housing type (e.g. cluster housing with common open space) may be approved provided that it is found to be consistent with the General Plan land use designation.

Each residential designation includes both primary and secondary land uses. As expected, the primary land uses are residential in each of these designations, but also include public parks, resource preservation and opens space areas. The primary land uses also indicate the permitted building types (attached or detached). Specified secondary uses include those uses such as schools, churches, and private recreation which are normally associated with residential areas and are of such a limited size that a separate or distinct land use designation (e.g. public facility or commercial) is not always warranted.

In addition to the traditional secondary uses, there are other secondary uses included that under some

circumstances may be compatible with each residential designation. These include limited office, commercial child care facilities, and neighborhood retail and services. These uses may be permitted to further General Plan goals and policies regarding neighborhood convenience, pedestrian orientation, and reducing vehicular trips.

Because of potential incompatibility with adjacent residential areas, these other secondary uses are limited in size to one and one-half (1 1/2) acres, must be located on a collector or arterial, and are restricted to uses found necessary for neighborhood convenience. Such development is in addition to those areas already designated for nonresidential development on the General Plan land use map, and would be in-lieu of residential development (i.e. the area would not be included in residential density calculations). The location of such uses shall also be pedestrian oriented. Implementing zoning districts will further specify standards and the permitting process for these uses, including the prohibition of gas stations, auto repair, auto sales, and other more intense commercial uses.

LOW DENSITY RESIDENTIAL (LDR)

Purpose: The low density residential land use category is applied to lands where single family dwelling units that comprise the majority of Roseville's housing supply are located. The lower densities are assigned to lands with the flexibility to accommodate development constraints (e.g. slopes, trees, etc.). Typically, low density residential lands should require minimal grading or disturbance of natural features.

Primary Uses: Attached and detached single family residences; and public parks, resource preservation and opens space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial child care facilities, and neighborhood retail and services.

Standards: 0.5 to 6.9 dwelling units per gross developable acre. Lot sizes average 6,000 to 7,500 square foot, but may be larger or smaller.

Avoidance of land use limitations (topography, vegetation, easements, etc.) can be achieved by designing larger or smaller lots or by clustering and attaching units.

MEDIUM DENSITY RESIDENTIAL (MDR)

Purpose: The medium density residential land use category is applied to lands characterized by small lot single family detached dwelling units and attached patio homes, half-plexes, townhouses, condominiums, and mobilehome parks. This residential land use will accommodate a variety of housing types and designs, and is often located as a transition or buffer between higher intensity land uses and low density residential land use. It may also be applied as a transition between higher volume roadways and lower density residential uses.

Primary Uses: Attached and detached single family and multi-family residences; and public parks, resource preservation and open space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial child care facilities, and neighborhood retail and services.

Standards: 7.0 to 12.9 dwelling units per gross developable acre.

HIGH DENSITY RESIDENTIAL (HDR)

Purpose: The high density residential land use category is normally developed with apartments or condominiums with multiple story structures containing multiple, attached, dwelling units. The broad range of densities in this category will yield a variety of design options. In some areas this land use category may be combined with commercial uses to form a mixed use development where higher densities could be desirable and beneficial.

Primary Uses: Multiple family dwellings in attached units; and public parks, resource preservation and opens space areas.

Secondary Uses: Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial child care

facilities, and neighborhood retail and services.

Standards: 13.0 and above dwelling units per gross developable acre. High density residential land use should be applied to lands adjacent to arterial streets, transit linkages, and in close proximity to commercial services.

2. NON-RESIDENTIAL LAND USES

The non-residential designations include areas designated for commercial, office, industrial uses, special and combining districts. Special areas include the Central Business District, Public and Quasi-Public uses, Parks and Recreation, Open Space and Urban Reserve. Like the residential designations, each non-residential designation includes a purpose statement, primary and secondary uses, and standards for the use including a floor area ratio (FAR). As pointed out in the Introduction Section to this component, adjustments to the specified FARs, when supported by information relating to potential impacts, may be increased or decreased as part of a use permit approval, specific plan or General Plan amendment.

Unlike the specified secondary uses listed in the residential designations, which are intended to be subordinate and may be permitted only to support neighborhood convenience, the relationship of secondary uses in non-residential areas differ. It is the intention of the non-residential land use designations to permit secondary land uses that are supportive and complimentary of the primary uses and not necessarily subordinate. Like the secondary residential uses, typically the size of these areas would be limited and would therefore not warrant a separate land use designation.

COMMERCIAL

NEIGHBORHOOD COMMERCIAL (NC)

Purpose: The neighborhood commercial land use designation is intended to provide basic commercial services for the convenience of surrounding neighborhoods within walking distance of major residential areas.

Primary Uses: A limited range of goods and services, including gas stations, intended for the convenience of the immediate neighborhood and compatible with adjacent land uses.

Secondary Uses: Medical offices, veterinary clinics, other professional offices and commercial child care facilities.

Standards: The neighborhood commercial land use should be applied to lands that are adjacent to collector and/or arterial streets, and residential neighborhoods. Goods and services may be provided in stand alone buildings, or in small centers, on three to seven acres, with a floor area ratio between 20% and 40%. Project designs in this category will have a pedestrian scale and orientation, and provide convenient pedestrian and bicycle access thereby reducing the need for an automobile trip.

COMMUNITY COMMERCIAL (CC)

Purpose: The community commercial land use category is distinguished from the neighborhood commercial designation by providing a broader range of goods and services to an expanded service area.

Primary Uses: Retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial child care facilities.

Secondary Uses: Professional office uses, including medical offices and clinics.

Standards: Due to the larger service area, the acreages are larger than in the neighborhood commercial land use category. The acreages range from 5 to 25 acres, the square footage ranges from 50,000 to 250,000 square feet, and the floor area ratio ranges from 20% to 40%. Appropriate areas for community commercial land use are the corners of, and adjacent to, arterials.

REGIONAL COMMERCIAL (RC)

Purpose: The regional commercial land use category

is intended to accommodate the larger shopping centers and commercial activities where uses provide goods and services to a city-wide and regional service area.

Primary Uses: Major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment.

Secondary Uses: Office and financial institutions.

Standards: Lands with this designation should be larger than 25 acres, and located adjacent to and with immediate access to major transit linkages, arterials, regional roadways, and highways. Sites should possess good automobile and truck access to accommodate the larger traffic volumes that normally occur in this land use category. Shopping centers in the regional commercial land use should exceed 250,000 square feet with a floor area ratio between 20% and 40%.

OFFICE

BUSINESS PROFESSIONAL (BP)

Purpose: To provide areas for small and large office uses, including uses supportive of offices.

Primary Uses: The business professional land use category includes administrative, professional, government and medical offices, and research and development (not including any assembly or manufacturing). Hospitals and clinics may also be permitted by this land use designation.

Secondary Uses: Limited service commercial uses (e.g, banks, restaurants, day care centers, travel agencies, florists, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to larger office parks and complexes. In association with clinics and hospitals, pharmacies and other medical related retail may be permitted.

Standards: Offices developed in stand alone buildings or in a business park or campus setting. The business professional land use designation may be applied to lands that are adjacent to regional and

community commercial. This designation may also be used as a buffer between residential areas; and arterials, community commercial and light industrial. Floor area ratios should range between 20% and 40%.

INDUSTRIAL

LIGHT INDUSTRIAL (LI)

Purpose: The light industrial land use category is applied to lands reserved for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses.

Primary Uses: Research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. autobody repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices.

Secondary Uses: Limited service commercial uses (e.g, banks, restaurants, day care centers, travel agencies, florists, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to larger industrial parks and complexes. Service uses with large space requirements such as health clubs, religious assembly, dance and gymnastic studios and off-peak public assembly uses may also be permitted.

Standards: Lands designated for light industrial uses should be located adjacent to major roadways with convenient truck access to accommodate the needs of the businesses that require this land use. Floor area ratios range from 20% to 50%.

GENERAL INDUSTRIAL (IND)

Purpose: The general industrial land use category is intended to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light and an aesthetic appearance not compatible with residential and other sensitive receptors. The

intent of this category is to provide a place for industrial uses within the City that is properly buffered from other uses.

Primary Uses: A wide range of activities including manufacturing, wholesale distribution, large storage areas and other industrial uses are permitted.

Secondary Uses: Incidental retail and service commercial uses associated with large employment areas and industrial parks.

Standards: Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. Floor area ratios range from 20% to 50%.

SPECIAL LAND USE DESIGNATIONS

CENTRAL BUSINESS DISTRICT (CBD)

Purpose: The Central Business District is a distinct land use category that acknowledges land use patterns of significantly greater intensities and traditional mixed uses of retail, office and apartment. The district is limited in its application to central Roseville along Vernon Street and the surrounding area commonly referred to as the Old Town/Downtown area.

Primary Uses: Lands with this land use designation contain a mix of retail and office uses, including municipal offices, public assembly, theaters, and restaurants.

Secondary Uses: High density residential when not located at street level.

Standards: Floor area ratios may be as high as 300% (three times the site area).

PARK AND RECREATION (P/R)

Purpose: The park and recreation designation is used to identify public parks in Roseville and public and private recreation facilities.

Primary Uses: Public park and recreation facilities

including, ball diamonds and fields, golf courses, pools, bike trails and community buildings; and private recreation uses when they include outside facilities such as a golf course, tennis courts, etc.

Secondary Uses: Libraries, child/elder care facilities, resource mitigation, and drainage detention.

Standards: For public recreation, the Parks and Recreation Element contains policies and standards that establish locational criteria, acreage requirements and the types of improvements planned for each of the city parks.

OPEN SPACE (OS)

Purpose: The open space land use designation is used to reserve and protect public and private lands that are significant due to wildlife habitat, natural features, or flood hazard. Within new development areas, the 100 year floodplain boundaries will be designated as Open Space. In addition, sensitive or unique natural features, including, but not limited to, wetlands, vernal pools, and oak woodlands are also to be designated as open space as part of specific plan and other major development review processes.

Primary Uses: Passive recreation and minor recreation facilities (picnic tables, restrooms), walking and bike trails, and resource interpretive facilities.

Secondary Uses: Resource mitigation and drainage detention.

Standards: All permitted uses shall be compatible with the preservation and protection of open space values (habitat and visual) and comply with the policies and standards contained in the Open Space and Conservation Element.

PUBLIC/QUASI-PUBLIC (P/QP)

Purpose: The public/quasi-public land use designation is used to establish areas for education, religious assembly, governmental offices, municipal corporation yards, and water treatment plants.

Primary Uses: Municipal, governmental or public facilities.

Standards: This land use designation shall apply to all municipal facilities and may also be applied to quasi-public facilities where the size of such facilities warrants an individual land use designation. The land use designation may be indicated on the General Plan Land Use Map as "P/QP" or representation with a symbol (e.g. fire station).

URBAN RESERVE (UR)

Purpose: The urban reserve land use designation is applied to those lands that are anticipated to receive urban land entitlements, but at the present time are constrained by growth management policies, availability of services or other limitations.

Primary Uses: Agriculture, open space, passive recreation and resource protection.

Secondary Uses: Caretakers residence.

Standards: A caretakers residence may be established at a density of one unit per 300 acres. Prior to the allocation of any urban land use entitlements, the applicable constraints must be resolved consistent with the policies contained in the Growth Management Component of this element.

COMBINING DESIGNATIONS

These designations are only applied in combination with another land use designation and modify the uses and standards of that designation.

FLOODPLAIN (FP)

Purpose: The floodplain designation identifies those lands that are within the 100 year floodplain boundaries as defined in the Safety Element. Development of lands with a floodplain land use designation is strictly regulated by the City of Roseville. In areas with existing development, the floodplain designation is an overlay or combining land use. As part of a specific plan, the land use designation may be combined with an open space or parks designation, if found consistent with the policies of the Safety Element.

Permitted Uses And Standards: Uses are limited to those which minimize impacts on upstream and downstream areas and are consistent with both the policies of the Safety Element and the underlying land use designation.

STUDY AREA (SA)

Purpose: The study area land use designation is used as a combining land use to identify future General Plan or neighborhood study areas. This combining designation may be applied to any area where the City believes that additional land use analysis and amendment of the General Plan may be desirable to resolve specific neighborhood or land use issues.

Permitted Uses And Standards: Concurrent with a land use map amendment to apply this combining designation, the City shall also adopt an ordinance regulating interim land use and development. Such regulations shall relate to the land use issue necessitating such regulations and shall include an expiration date.

TRANSFER STATION (TS)

Purpose: To reserve and protect industrial areas suitable for a solid waste transfer station.

Primary Uses: Intermediate waste handling facilities where solid waste is transferred from hauling vehicles to a transfer vehicle where the waste or portion thereof undergoes processing, recycling, or further handling before transport to a disposal site, waste processing facility, or other facility.

Secondary Uses: Recycling material collection, sorting and processing.

Standards:

1. The TS combining designation shall only be applied where all of the following is satisfied:
 - A. All surrounding land use designations are industrial or light industrial;
 - B. The area has access from major arterials capable of providing access for transfer vehicles and the public;

- C. The use of the area as a transfer facility is consistent with the existing or planned character of the area; and
 - D. All areas within 200 feet of the transfer facility property shall be zoned such that the transfer facility use is protected from incompatible adjacent uses.
2. Transfer stations shall be designed and maintained to, at a minimum, include enclosed processing areas, paved access, fenced and screened storage areas for recycled goods, dust mitigation, and be in compliance with other City, county, state and federal standards.

COMMUNITY FORM

A. SETTING

Defining and articulating goals and policies relating to community form can be difficult. Concepts of community form and vision are often very broad and can differ greatly from community to community. Such policies are important, however, in helping to define what a community would like to become and how it might grow or develop in the future.

The land use designations, definitions and standards discussed in the previous component identify the types of land uses allowed within the City, and the level (density/intensity) to which they can be developed. These designations, in conjunction with the land use map, serve as a guide for the City's planned development pattern.

The Community Form Component is intended to go a step beyond the identification of land uses and the rules and regulations for their development. Goals and policies related to community form address the more intangible aspects of how a City is developed and defined.

Much of what makes a community distinct and special is related to intangible factors. For instance, what elements makes a community feel like home? Is it safe and clean neighborhoods? Local shopping where you can meet your friends and neighbors? An open governmental process where you feel that you can have a voice in City-wide decisions? In most communities it is a combination of all of these and other aspects.

Acknowledging this, the Community Form component identifies elements that will result in a certain development "character". As an example, the Land Use Designation, Definitions and Standards component identifies basic principles for residential and non-residential land uses. The Community Form component goes farther by discussing the relationship between the uses such as policies that encourage pedestrian mobility (e.g. concentration of higher density uses, promotion of

land uses that support a variety of transportation modes). Implementation of these concepts are focused upon creating a community characterized by pedestrian-scaled projects and design.

The Community Form Component includes the following:

General policies which identify high quality design, high level of public services and integration of all City areas.

Transit/Pedestrian/Air Quality provides guidance for land use patterns that emphasize a shift from the automobile to other forms of transportation.

Downtown/Neighborhoods indicates the City's priority in retaining, enhancing and preserving its historic business district and existing neighborhoods and the development of new areas that provide neighborhood services.

Relationship of New Development addresses the desire to maintain a cohesive form to the entire community and ensure that all portions of the City are linked and oriented to one another.

Jobs/Housing and Economic Development establishes policies for the fiscal viability of the City, focusing on jobs and housing for residents and a prosperous business climate.

Community Involvement and Interjurisdictional Cooperation addresses the need for community and regional involvement on major development applications, City studies and regional issues such as air quality, solid waste and transportation.

B. OUTLOOK

The success of the City in developing a form and pattern of development which embraces the concepts articulated in this component will depend upon implementation. The implementation measures identified include future specific plans,

community design guidelines and development review, as well as the completion of critical plans, such as the Bikeway/Trails Master Plan, Transit Opportunity Plan and Long-Range Transit Master Plan.

The community form concepts in this component indicate the City's desire to maintain and develop a community which is distinct and separate from others.

C. GOALS AND POLICIES

GOALS: COMMUNITY FORM

- Goal 1* Define Roseville's overall identity and character by the following attributes:
- a. Distinction from other communities through quality of development and the high level of services provided its citizens.
 - b. A commitment to preserving its small town attributes and cultural heritage, and a dedication to promoting a strong sense of community, while preserving individual neighborhoods and promoting a prosperous business community.
 - c. Continuing to be a family oriented community which offers opportunities to pursue various lifestyles.
 - d. Residential development that includes clusters of high to low densities balanced with large expanses of open space.
 - e. Ensuring high standards of public safety.
- Goal 2* While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.
- Goal 3* In partnership with private interests, the City of Roseville will promote the creation of a town center offering government services, social and cultural activities, and commercial opportunities in Downtown and Old Town. Roseville will also encourage the creation of additional social, cultural and commercial satellite opportunities throughout the community.
- Goal 4* Through the designation of special study areas and redevelopment efforts, the City of Roseville will promote the preservation, revitalization and enhancement of its business district and existing neighborhoods.
- Goal 5* Design new development to be integrated, connected and related to existing development areas within the City.
- Goal 6* Roseville will strive to be a balanced community with a reasonable mix of land uses, housing types and job opportunities.

- Goal 7** Roseville will promote and encourage the availability of a variety of goods and services, and will take measures to retain a positive business climate in the City.
- Goal 8** Maintain a strong commitment to an open governmental process which stresses accessibility of City officials (e.g. staff, committees, commissions, elected officials) and opportunities for citizen participation.
- Goal 9** Roseville recognizes its role within the Sacramento and Placer County region and is dedicated to exploring regional solutions to regional issues.

Policies:	Community Form - General (G)	Implementation Measures
1.	Ensure high quality development in new and existing development areas as defined through specific plans, the development review process and community design guidelines.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - General policies:</i>
2.	Through both public and private efforts, develop clearly defined entries at major entrances into the City through the use of open space, landscaping, signage and other distinctive elements as a way of defining the City's boundaries and identity.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Public Participation</i>
3.	Continue to provide a full range of public services and maintain high levels of service, as specified in other elements of this Plan, including the Public Facilities, Open Space and Conservation, Safety, Circulation and Parks and Recreation Elements.	
4.	Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges) while ensuring community compatibility and well-designed residential development.	
5.	Promote land use patterns that result in the efficient use of urban lands and preservation of open space as specified in the Open Space and Conservation Element.	

6. Through development approvals and City programs (e.g. redevelopment, capital improvement program, parks and recreation programs, etc) assure that all portions of the community are linked and integrated.

Policies:	Community Form - Relationship to Transit, Pedestrian, Air Quality (RTPAQ)	Implementation Measures
1.	Promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Relationship to Transit, Pedestrian, Air Quality policies:</i>
2.	Allow for land use patterns and mixed use developments that integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment and leisure activities.	
3.	Concentrate higher intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Transit Opportunity and Bikeway Master Plans. In addition, some component of public use such as parks, plazas, public buildings, community centers and/or libraries should be located within the corridors.	
4.	Promote and encourage the location of employee services such as child care, restaurants, banking facilities, convenience markets, etc., within major employment centers for the purpose of reducing midday service-related vehicle trips.	<ul style="list-style-type: none"> - Specific Plans - Community Design Guidelines - Development Review Process - Public Participation - Transit Opportunity Plan - Bikeway/Trails Master Plan - Long-Range Master Transit Plan - Redevelopment/Central Roseville Master Plan
5.	Where feasible, improve existing development areas to create better pedestrian and transit accessibility.	
6.	Through City land use planning and development approvals, require that neighborhood serving uses (e.g. neighborhood commercial uses, day care, parks, schools and other community facilities) be physically linked with adjacent residential neighborhoods.	

Policies:	Community Form - Downtown, Neighborhoods (DN)	<i>Implementation Measures</i>
1.	Create and maintain a strong identifiable downtown that offers the surrounding community a cluster of municipal offices and services, commercial, office and higher density residential uses.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Downtown, Neighborhoods policies:</i>
2.	Promote land use patterns that result in the dispersion of secondary or satellite services including libraries, schools, parks, public meeting places and commercial uses, throughout the community through the establishment of clustered community centers.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Development Review Process</i> - <i>Public Participation</i> - <i>Redevelopment/Central Roseville Master Plan</i> - <i>Civic Center Master Plan</i> - <i>Housing Rehabilitation Programs</i>
3.	Consider accommodating a portion of the overall projected population and economic growth in areas having the potential for redevelopment and revitalization.	
4.	Support the redevelopment and revitalization of areas that are in decline or economically underutilized.	
5.	<p>Encourage infill development and rehabilitation that:</p> <ul style="list-style-type: none"> ● upgrades the quality and enhances the character of existing areas; ● enhances public transit use and pedestrian access; ● efficiently utilizes and does not overburden existing services and infrastructure; and ● results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups 	
6.	Promote active citizen involvement in defining, maintaining and improving the character and identity of existing neighborhoods, including consideration of cultural and artistic enhancements.	

7. Support the maintenance and rehabilitation of existing residential units within established neighborhoods.
8. Identify locations where special study is necessary to develop strategies for preserving, enhancing and revitalizing these areas.

Policies:	Community Form - Relationship of New Development (RND)	<i>Implementation Measures</i>
1.	Require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc.) be linked and oriented to existing developed areas of the community through road networks, public transit systems, open space systems, bikeway and pedestrian systems, and other physical connections.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Public Participation</i> - <i>Bikeways/Trails Master Plan</i> - <i>Long-Range Transit Master Plan</i>

Policies:	Community Form - Jobs/Housing and Economic Development (JH & ED)	<i>Implementation Measures</i>
1.	Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Jobs/Housing and Economic Development policies:</i>
2.	Support density bonuses for the construction of affordable housing, in accordance with the Density Bonus Ordinance and the Housing Element, particularly in areas where few such housing opportunities exist and significant employment centers exist or are planned.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Public Participation</i> - <i>Economic Development Study/Plan</i> - <i>Annual Housing Supply Report</i> - <i>Density Bonus Ordinance</i>
3.	Establish a standard process to analyze the fiscal impacts of proposed development and require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.	
4.	The City may approve a project that is identified as having a negative fiscal impact on the City if	

overriding findings are made that the project benefits outweigh its impacts. Such benefits may relate to the provision of affordable housing, significant open space or recreation facilities, job creation or other public benefit.

5. Maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).
6. Support activities that attract employment uses to the City as identified in the Economic Development Study/Plan.

Policies:	Community Form - Community Involvement and Interjurisdictional Cooperation (CI & IC)	<i>Implementation Measures</i>
1.	Encourage active involvement by individuals and citizens in the planning process through on-going public participation opportunities and information programs.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Community Involvement and Interjurisdictional Cooperation policies:</i>
2.	For major development proposals (e.g. major General Plan amendments, adoption of specific plans and amendments), encourage and provide public participation opportunities at early stages in the process.	<ul style="list-style-type: none"> - Development Review Process - Public Participation - Interagency and Interjurisdictional Cooperation
3.	Coordinate and take a lead role, where feasible, with local, state, federal and other jurisdictional agencies on regional issues of importance including but not limited to air quality, transportation, water supply, sewage treatment, solid waste disposal and recycling, flood control, hazardous waste management, resource protection and transit.	
4.	To the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions.	

5. Encourage early consultation with, and refer development proposals that may have an impact to, adjacent jurisdictions for review and comment. Respond and comment on development proposals that are received from other jurisdictions that may have an impact on Roseville, to minimize such impacts and insure consistency and compatibility with existing and planned development in the City.

D. IMPLEMENTATION MEASURES

1. Specific Plans

(Proposed)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan as well as Section 65451 of the Government Code. Incorporate implementation measures which include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. *(Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, JH&ED 1-6)*

2. Community Design Guidelines

(Proposed)

Prepare, through the Planning Department, Community Design Guidelines as specified in the Community Design Component of this Element. The guidelines shall identify minimum standards for items such as pedestrian access, signage, aesthetics, and techniques to achieve compatibility between uses and opportunities for alternate modes of transportation. *(Policies G 1-6, RTPAQ 1-6, RND 1)*

3. Development Review Process

(Ongoing)

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as, the Zoning Ordinance, Site Review Ordinance, Sign Ordinance, Subdivision Ordinance and the Subdivision Map Act, Tree Preservation Ordinance, Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. Promote flexibility and innovation in residential and other land uses through the use of planned unit

developments, development agreements, specific plans, mixed use projects and other innovative development and planning techniques. Continue to provide for public participation and coordination with other jurisdictions in the review of development proposals. *(Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, CI&IC 1-5)*

4. Public Participation

(Ongoing)

Continue and improve the City's public participation programs; actively solicit public participation through City commissions and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, General Plan amendments). In addition, continue and expand other public involvement and information programs such as an annual public survey to monitor the effects of growth, Ask City Hall programs, City newsletters and posting of informational signage when public improvements are planned or being constructed. *(All policies)*

5. Transit Opportunity Plan

(Proposed)

Prepare, through the Public Works and Planning Departments, a Transit Opportunity Plan as specified in the Circulation Element. The Plan will develop standards and guidelines to encourage and support transit in the City. *(Policies RTPAQ 1-6)*

6. Bikeway/Trails Master Plan

(Proposed)

Prepare, through the Community Development Department, a Bikeway/Trails Master Plan as specified in the Circulation Element. The Plan will meet state standards for the planning and implementation of an integrated bikeway system. *(Policies RTPAQ 1-6, RND 1)*

7. Long-Range Master Transit Plan

(Proposed)

Prepare a Long-Range Master Transit Plan as specified in the Circulation Element. The Plan shall analyze potential transit services and identify transit corridors. *(Policies RTPAQ 1-6, RND 1)*

8. Redevelopment/Central Roseville Master Plan

(Ongoing)

Continue to refine and complete the Central Roseville Master Plan. The Plan is an effort aimed at preserving and revitalizing the older downtown areas of Roseville. The policies are designed to make the downtown and old town areas more economically viable, preserve their historic character, encourage a more pedestrian-friendly atmosphere, and integrate access to the City's creek system from surrounding development. Coordinate the Master Plan with redevelopment efforts. *(Policies RTPAQ 1-6, DN 1-8)*

9. Civic Center Master Plan

(Adopted)

Implement the Civic Center Master Plan as specified in the Public Facilities Element. The Plan assesses the staffing and facility needs for the City's central administrative and community functions. *(Policies DN 1-8)*

10. Housing Rehabilitation Programs

(Ongoing)

Through the Housing and Redevelopment Agency, continue to pursue and implement housing rehabilitation programs as specified in the Housing Element. These programs provide financial assistance to low-income households for the purpose of repairing health and safety defects and making general property improvements. *(Policies DN 1-8)*

11. Economic Development Study/Plan

(Proposed)

Complete an Economic Development Study/Plan as specified in the Growth Management Component of this element. The study will include a jobs/housing analysis and a City-wide fiscal impact analysis, including a mechanism by which new development can be analyzed. *(Policies JH&ED 1-6)*

12. Annual Housing Supply Report

(Ongoing)

Continue the City's annual housing supply report as mandated in the Housing Element. This report summarizes new housing prices, resale housing prices and rental rates for multi-family and single-family units. *(Policies JH&ED 1-6)*

13. Density Bonus Ordinance

(Ongoing)

Through the Housing and Redevelopment Agency, continue to implement the Density Bonus Ordinance as specified in the Housing Element. This program provides the incentive of allowing a property owner to develop more units than designated by adopted land use, in return for the provision of affordable units. *(Policies JH&ED 1-6)*

14. Interagency and Interjurisdictional Coordination

(Ongoing)

Continue City coordination with other agencies and jurisdictions. Coordination between the City and adjacent jurisdictions occurs through several mechanisms including the distribution of development proposals for review and comment. The City will continue to be involved in regional planning efforts with the counties of Placer, Sacramento and Sutter, as well as local cities, including Rocklin, Lincoln and Sacramento. The City will continue its cooperation with federal, state and local agencies in meeting the goals and policies of the General Plan. *(Policies CI&IC 1-5)*

COMMUNITY DESIGN

A. SETTING

Design influences the aesthetics, character, desirability and function of a community. Roseville, through its development review process, has long promoted quality design principles which balance aesthetic and functional considerations, and attempt to integrate the natural and built environments.

The issue of design is often overlooked or given minimal attention in General Plans. While specific design standards are most appropriately included in other implementing documents, such as design guidelines, the City finds it important to establish an overall design framework in the General Plan. This framework includes a strong linkage to other land use policies and concepts contained in this element.

The City of Roseville recognizes the significance of not only where different land uses are placed, but how the development of those uses interface with respect to design. How land uses function in relation to each other is determined by more than their physical proximity. As an example, the General Plan identifies land use goals and policies which seek to reduce service related vehicular trips by promoting the location of service uses nearby and accessible to residential uses. Both uses, and the connections between them, need to be designed so that they function efficiently, are inviting, convenient, safe and comfortable, if they are to be utilized and achieve the stated intent.

The emphasis of the Community Design Component is on the development of a design framework that reflects the City's goal of high quality, community-wide design. To assist in achieving this goal, policies that address aesthetics and function, the integration of the built and the natural environments, art in public places, and community character, have been developed. The application of these design principles will help to establish an aesthetically pleasing city and a distinct community identity.

B. OUTLOOK

The primary implementation measure identified in this component is the future development of Community-wide Design Guidelines. The guidelines will provide detailed standards establishing common design elements and concepts to be used in the design and review of new development proposals in Roseville. The intent of the guidelines will be to ensure consistent quality while supporting flexibility and the ability to provide unique solutions which may fulfill the intended goals. Given the specific and constantly evolving nature of design guidelines, it is appropriate that they be developed in compliance with, but as a separate implementing document to the General Plan.

The design concepts contained in this component, and to be further refined by the Community-wide Design Guidelines, indicate Roseville's desire to create a City that has a distinct character notable for its high quality design.

C. GOALS AND POLICIES

GOALS: COMMUNITY DESIGN

- Goal 1* Achieve a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Community-wide Design Guidelines.
- Goal 2* Encourage, promote and support the maintenance and expansion of a wide range of programs that serve to increase public understanding, appreciation and enjoyment of cultural and artistic forms, and the display of artistic expression in public spaces to contribute to the cultural experience and the sense of place and community.
- Goal 3* Encourage the planning and building of a city that sensitively integrates open space and natural resources, and promotes compatibility within and between the natural and the urban environments.
- Goal 4* Emphasize the preservation and enhancement of historically and culturally significant buildings, native oak trees, woodlands and other significant features, as a primary element in defining Roseville's community character.
-

Policies:	Community Design	Implementation Measures
1.	Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping, signage, and amenities.	- <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i>
2.	Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.	- <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i>
3.	Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.	- <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i>

- | | | |
|----|---|--|
| 4. | Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> |
| 5. | Encourage, promote and support art in public spaces and programs to enhance the design of the City. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> - <i>Public Arts Programs</i> |
| 6. | Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development, with respect to height, bulk, form mass, and community character. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> |
| 7. | Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water courses. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i> |
| 8. | Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i> - <i>Master Plans</i> |
| 9. | The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new and existing development. | <ul style="list-style-type: none"> - <i>Community-wide Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i> - <i>Tree Preservation Ordinance</i> |

D. IMPLEMENTATION MEASURES

1. Community-wide Design Guidelines (Proposed)

Prepare, through the Planning Department, Community-wide Design Guidelines. Complete the Community-wide Design Guidelines prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of this element. The intent of the guidelines will be to define those design elements that are important to the City, and to develop standards that, when applied during development review, will ensure quality design for both public and private projects. The components of the Design Guidelines will include, but are not limited to, the following:

Site Design

- **Grading:** Grading practices, including those that are sensitive to the natural environment, ensure proper drainage, minimize unnecessary grading and eliminate excessive cuts and fills.
- **On and Off-Site Circulation:** Pedestrian considerations and methods for designing pedestrian and transit friendly projects that achieve site specific goals and broader functional relationships. Issues to be considered include, but are not limited to: internal paths and walkways, connections within and between projects, relationships to City-wide paths, transit routes and stops, pedestrian plazas and amenities, and bicycle parking.
- **Driveway Location and Number:** The location and number of access points to encourage the sharing of driveways and the reduction of curb cuts, particularly on major roadways.
- **Building Siting:** Building orientations that address the following issues and concepts: setbacks, views, visual and spatial relationships, energy efficiency, natural features such as soils, drainage, water courses, topography, geology and native oak trees.

- **Open Space and Resource Protection:** Open space policies that address the incorporation of useable on-site open space into project designs, the relationship to natural open space areas, and the establishment of visual and physical connections that interface with and create a transition between the natural and the built environment.

- **Trash Enclosures:** The design, materials, functional location and compatibility of trash enclosures with other structures on the site.

- **Backflow Preventers and Utility Boxes:** The design, location and potential screening techniques to minimize the prominence and increase the streetscape aesthetics of backflow preventers and utility boxes.

- **Parking:** Parking lot design and parking space and aisle configurations.

Landscaping

- **Landscape Corridors:** Uniform corridor widths and treatments of similar roadway types. Additional consideration will be given to fences, walls, noise attenuation, bike paths, sidewalks, and plant selection and placement.

- **Landscaping Materials:** Adequate amounts and appropriate species selection. Included will be visual, cultural and functional characteristics, as well as maintenance, balance, scale, form, texture, unity, drainage, erosion, wind and noise barriers, and energy considerations. Drought tolerance will be addressed, including efficient irrigation methods and consistency with the City's Urban Water Management Plan.

- **Shading Requirements:** Parking lot design, landscape treatment and shading requirements for parking and public areas.

- **Easements: Utilities:** Public utility easements and the special considerations required for plant selection and location.

- **Lighting:** Exterior lighting including its relationship to the site and landscaping designs, sensitive receptors, glare, compatibility, safety and

security.

- **Screening:** Areas subject to screening, such as loading docks, storage areas, and mechanical equipment, and the techniques to adequately screen the areas, including, dense landscaping, setbacks, decorative fencing, parapet walls, roof wells and recessed or suppressed truck wells.

Building Design

- **Architecture, Building Materials and Colors:** Design issues such as architectural styles, building materials, textures and colors, as well as a variety of wall heights and roof-lines. Included will be issues such as durability of materials, variations in forms, textures, color schemes, and orientations and compatibility.

Signage

- **Design:** Sign design considerations including, the degree to which the design is an integral part of the overall project, how well the design serves the intended purpose, and the compatibility with adjacent signs.
- **Type:** The desired design of freestanding and building/wall signs.
- **Materials:** The selection of materials including consideration of their durability, their compatibility, and how well they complement the building or site where they will be located.
- **Locations:** Locational criteria relating to building facades, monuments, poles, architectural features and the clear vision triangle.
- **Sign Ordinance Consistency:** The relationship of the Design Guideline standards to the regulations contained in the Roseville Sign Ordinance.

Art in Public Places

- **Art Displays:** The appreciation, enjoyment, encouragement, and integration of cultural and artistic forms and the display of artistic expression such as, sculpture, performing, painting and music

in public spaces such as parks, public buildings, squares, plazas, greens, atriums and other common areas.

City Entry Points

- **Location and Treatment:** The location of appropriate entry points and desired form of treatment such as decorative signage, landscaping, monuments, open space or other special treatments to clearly define the entrance to Roseville.

Applicability

- **General:** The applicability of the Design Guidelines by type of use, public versus private projects, and/or on a City-wide or area specific basis.
- **Relationship to Other Existing Guidelines:** The relationship of the Design Guidelines to other existing or pending guidelines such as those for the specific plan areas, Old Town/Downtown/Judah Street areas, and the North Industrial Area.
- **Relationship to Future Growth Areas:** The applicability of the design guidelines to any future growth areas, and the relationship to other guidelines that may subsequently be developed for such areas.

The Community-wide Design Guidelines will be adopted by resolution by the City Council. It is recognized that design guidelines for future specific plan or other special planning areas may subsequently be developed. Any future guidelines document or standards shall include a discussion of their relationship to the Community-wide Design Guidelines. *(All policies)*

2. Development Review Process

(Ongoing)

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as, the Zoning Ordinance, Site Review Ordinance, Sign Ordinance, Subdivision Ordinance and Subdivision Map Act, Tree Preservation Ordinance,

Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes.
(All policies)

the removal, preservation and mitigation of native oak trees. *(Policy 9)*

3. Public Art Programs

(Ongoing)

Continue, through the Cultural Arts Commission and other appropriate organizations, the City's existing programs and support for cultural arts and create opportunities to expand existing programs or add new ones where possible. *(Policy 5)*

4. Open Space Preservation

(Component instituted by the General Plan)

Design and construct development consistent with the goals, policies and implementation measures contained in the Open Space and Conservation Element of the General Plan. This element contains policies which address the preservation of significant environmental resources and the interface between the natural and built environments. *(Policies 7,8 and 9)*

5. Master Plans

(Ongoing)

Continue to refine and complete the Old Town, Downtown and Riverside Master Plans. These plans shall include identification of significant historic structures, provisions to preserve and/or enhance existing buildings, and guidelines for compatibility of new and existing development. Coordinate the Master Plans with redevelopment efforts to promote the preservation, revitalization and enhancement of the areas. *(Policy 8)*

6. Tree Preservation Ordinance

(Existing)

Enforce and regularly evaluate the Tree Preservation Ordinance. This ordinance regulates

GROWTH MANAGEMENT

A. SETTING

INTENT

Growth management is a term that has come to mean many different things to different people. In general, growth management can be defined as certain actions taken by local government to influence the location, composition, rate or total amount of new growth in a community. While often associated with reactive "slow-growth" or "no-growth" policies, it is the City of Roseville's perspective that growth management is more properly used as a positive approach to coordinate the growth opportunities and constraints dictated by the physical, social and economic characteristics of a community.

Inherent in the term "growth management" is that there will be growth. With growth there are many potential tangible and intangible benefits as well as impacts. Growth can be beneficial to the community's economy and quality of life through additional employment opportunities, housing availability, improved delivery and variety of services, and increased commercial, social and cultural opportunities. At the same time growth, particularly if it is not well planned and managed, can have negative impacts on the community. These may include impacts on transportation, air quality and other environmental resources, loss of community character, and a loss of sense of safety and security.

The challenge is to accommodate and manage growth that balances the positive and negative impacts in a fashion that results in an overall benefit to the community. To achieve this end, the City of Roseville views growth management as a means to proactively prepare for and manage growth, rather than react to it.

LAND USE ALLOCATION

In 1984, the City, based on service and capacity limitations identified at that time, established a

maximum potential residential allocation of 34,700 dwelling units. This allocation included 1000 units specifically set aside in "reserve" for use by the City in implementing special programs such as density bonuses and development incentives. Persons-per-household (PPH) estimates for Roseville have varied from an average of 2.65 to 2.54 since 1984. Dependent upon the PPH factor utilized, the unit allocation would result in a potential population of 88,138 to 91,955 residents. Because PPH figures are inexact and fluctuate over time, the General Plan focuses on units rather than population.

At present, land use entitlements have been granted which could achieve the 34,700 unit allocation. This includes the original 1,000 reserve units. In addition, the City has granted land use entitlements for approximately 6,791 net acres of commercial, business professional, industrial and other non-residential uses.

With one exception, the General Plan does not allocate any residential or non-residential land uses beyond the previously granted entitlements. The sole exception is the reestablishment of a 1,000 unit pool for City use in implementing state mandated and other special programs. The General Plan, therefore, plans for a total of 35,700 dwelling units as well as the previously entitled non-residential base. Assuming a PPH factor of 2.54 (1990 Census), this unit allocation would result in a total population of approximately 90,678 residents.

GROWTH TASK FORCE

During the past decade, the City of Roseville has undergone a transition from a relatively small bedroom community to a recognized urban center. This transformation has brought concerns about growth within the City and its effects on the quality of life, ability to provide services, and preservation of community character and identity. These concerns resulted in the formation of a City Council appointed "Growth Task Force" in 1989/90 to examine how the City can best influence and direct growth.

The Growth Task Force identified a number of assumptions about growth, including the following:

- Growth will occur
- Growth is not necessarily bad
- Uncontrolled growth is undesirable
- No growth or excessively slow growth is undesirable because it would lead to greater growth in surrounding areas, leaving Roseville a "pass through City"
- Growth should pay its own way and those responsible for growth shall mitigate the adverse impacts caused by it
- Growth must be managed and prepared for
- Growth must be evaluated in a regional context, not in isolation
- Growth has both tangible and intangible benefits
- Communication between City residents and the City Council is effective in monitoring the intangible effects of growth

The concerns and recommendations identified by the Growth Task Force form the basis for the goals and policies of this component. The full findings of the Task Force are contained in the "Growth Task Force Report" dated October 1990 and available through the Community Development Department.

PLANNING EFFORTS

The Growth Task Force acknowledged that significant planning and foresight already has taken place within Roseville to accommodate growth, and that overall planned growth has been found to be beneficial to the City. Roseville prides itself on the quality of community planning it has achieved in recent years. Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. Roseville's four existing specific plans reflect the City's commitment and success in this area. Each plan not only

comprehensively plans and integrates the various elements of the area, but also provides detailed implementation strategies. Implementation is secured through use of development agreements and the establishment of financing districts to insure funding and maintenance of facilities and improvements.

The establishment of specific plans has enabled the City to proactively manage growth and ensure the provision of facilities and services as needed by related development. In addition, the specific plans have allowed the City to react to various growth rates over time while minimizing impacts to the services and quality of life of Roseville residents. The Growth Management Component emphasizes the continued importance of the specific plan process in managing growth. It is the comprehensive planning process, rather than the establishment of growth limitations, that are a key component of Roseville's growth management strategy.

B. OUTLOOK

It is anticipated that Roseville, along with the remainder of the South Placer/Sacramento region, will continue to be a focus of significant development activity into the next century. Much of the attraction can be attributed to the area's regional location and access, availability of educated and skilled workers, land costs, and quality of life. Roseville recognizes that local and regional economic conditions will be a primary determinant of local growth potential, and that the existing allocation of some land uses may be significantly exhausted during the General Plan planning period.

The City of Roseville has designated approximately 3,454 acres of urban reserve land use located primarily along the northern and western edges of its urban limits. The urban reserve lands in the City can generally be divided into four areas; the Northeast, North Central, Northwest and West Roseville (Table II-14 and Figure II-2). Each area is distinct and offers different development opportunities and constraints. Although the General Plan does not currently include or grant land use to develop the urban reserve properties, interest has long been expressed in the future

development potential of these areas. In order to ensure the City's goal of comprehensively planning growth areas, the Growth Management Component includes policies to limit the subdivision or parcelization of urban reserve lands.

In addition to the urban reserve areas, interest has also been expressed in developing lands immediately outside the City's corporate boundaries. These areas fall both within and outside the City's current sphere of influence, and could potentially be considered for annexation into the City or inclusion within Roseville's sphere of influence in the future. Development of such areas would, as is the case with the urban reserve lands, result in a modification to the City's land use allocation.

Although the General Plan does not grant additional land use allocations, it does recognize the potential that the City may determine the need or desire to expand in the future. The Growth Management

Component includes a specified process and principles that will need to be met and followed if and when the City determines it is appropriate to expand its land use allocation or boundaries. Such expansion will require an amendment to the General Plan and full environmental review.

The Growth Management Component focuses on the development of performance standards rather than artificial time lines or growth rates for future development. This approach has resulted in goals and policies that emphasize performance (e.g. maintaining levels of service, providing adequate park acreage, financing needed school facilities, etc.), rather than on specific dates, growth rates, or build-out of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community.

TABLE II-14
URBAN RESERVE AREAS

AREA	ACRES
NORTHEAST	611
NORTH CENTRAL	626
NORTHWEST	345
WEST ROSEVILLE	1,872
TOTAL	3,454

SOURCE: City of Roseville Planning Department, 1992.

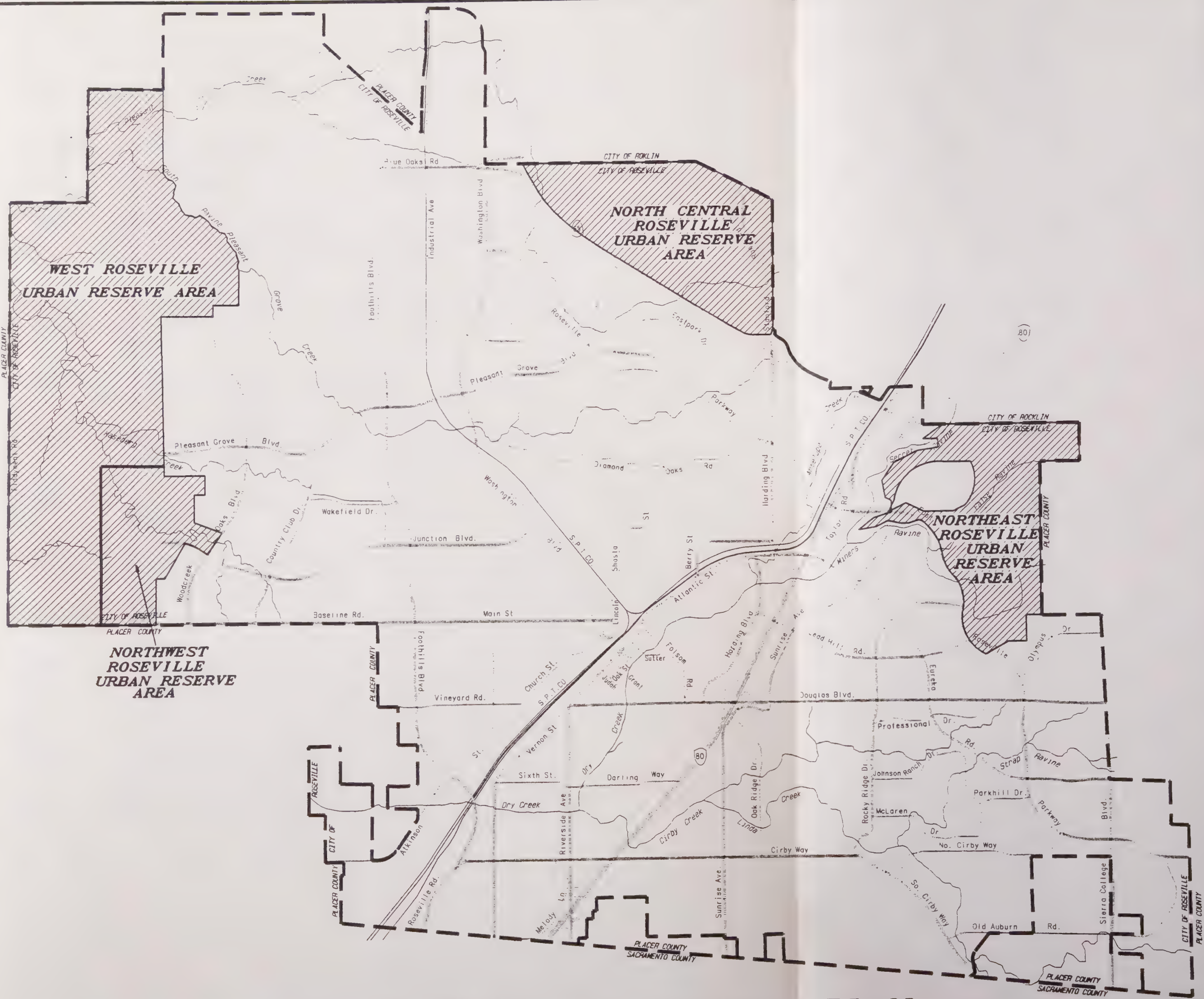


ROSEVILLE 2010

URBAN RESERVE AREAS

LEGEND

 URBAN RESERVE AREAS



Scale: 1" = 3600'

GP3600 Base map revised Dec. 1992

City of Roseville Planning Department

gprares.1.6.93
Date: 02

C. GOALS AND POLICIES

GOALS: GROWTH MANAGEMENT

- Goal 1* The City shall proactively manage and plan for growth.
- Goal 2* The City shall encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure and services, and preserves valuable natural and environmental resources.
- Goal 3* Growth shall mitigate its impacts through consistency with the General Plan goals and policies and shall provide a positive benefit to the community .
- Goal 4* The City shall continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach.
- Goal 5* The City shall encourage public participation in the development of and monitoring of growth management policies and programs.
- Goal 6* The City shall manage and evaluate growth in a regional context, not in isolation.
- Goal 7* Potential population growth in Roseville must be based on the long-term carrying capacities and limits of the roadway system, sewer and water treatment facilities, and electrical utility service, as defined in the Circulation Element and the Public Facilities Element.
- Goal 8* Growth and development must occur at a rate corresponding to the availability of desired facilities capacity and the attainment of defined General Plan levels of service for public activities.
- Goal 9* Growth should be managed to minimize negative impacts to existing businesses and residents within the City.
-

Policies:	Growth Management - General (G)	<i>Implementation Measures</i>
1.	Growth must provide a strong diversified economic base and a reasonable balance between employment and affordable housing.	<i>Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - General policies:</i>
2.	Growth should occur on the basis that projected revenue should be sufficient to meet public costs.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Public Participation</i> - <i>Intergovernmental Coordination</i> - <i>Biennial Public Service Monitoring Report</i>
3.	The City shall encourage a development pattern that is contiguous with existing developed areas of the City.	
4.	Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety and welfare is protected.	
5.	The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.	
6.	The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g. urban reserve, annexations) or any areas where significant land use changes are considered.	
7.	The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated areas.	

8. Manage growth in such a way to ensure that significant open space areas will be preserved.

Policies:	Growth Management - Land Use Allocation (LUA)	Implementation Measures
1.	The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide for a land use allocation of 35,700 dwelling units (inclusive of the 1,000 unit pool) and non-residential entitlements as designated on the General Plan land use map.	<i>Each of the following measures shall be utilized, as applicable, to implement all of the identified Growth Management - Land Use Allocation policies:</i> <i>- Public Participation</i> <i>- Land Use Allocation Review</i>
2.	The City shall maintain a pool of 1,000 residential units to be allocated for City sponsored and state mandated programs (e.g. second units, density bonuses for affordable housing, redevelopment, annexations of island areas to complete corporate boundaries as reflected on Figure II-1) to be utilized in areas where existing development entitlements exist or to further City affordable housing goals.	
3.	The City shall review, and if necessary, modify, the 1,000 unit pool in conjunction with regular updates of the Housing Element, and concurrent with any significant modification to the General Plan resulting in the allocation of additional residential units.	
Policies:	Growth Management - Growth Areas (GA)	Implementation Measures
1.	<p>The City may consider modifications to the General Plan land use allocation where adequate public services and facilities and preservation and conservation of natural resources can be provided in conjunction with the following:</p> <p>a. Additional land to accommodate demand for housing or employment uses; and</p> <p>b. Projects that will provide public benefit to the City, including the provision of public transit services.</p>	<i>Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Growth Areas policies:</i> <i>- Specific Plans</i> <i>- Public Participation</i> <i>- Intergovernmental Coordination</i>

2. Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans:

- a. Long-Range Transit Plan
- b. Economic Development Study/Plan
- c. Public Facilities and Services Capacity Study
- d. Transportation System Capacity Study

The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.

3. The following City-wide studies/plans shall be completed prior to or concurrent with the approval of the first specific plan to modify the General Plan land use allocation:

- a. Master Bikeway Plan
- b. Transit Opportunity Plan
- c. Light Rail Funding Plan
- d. Community Design Guidelines
- e. Parks Master Plan

The City Council may waive the requirement for one or all of the above studies/plans if it is determined that the specific plan adequately addresses the issue, or the particular study/plan is not applicable to the specific plan.

4. The City shall require the submittal of a specific plan for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:

- a. General Plan Amendment
- b. Development Agreement
- c. Zoning Entitlements
- d. Environmental Impact Report
- e. Phasing, Financing, Capital Improvements Plan
- f. Fiscal Impact Analysis

5. Specific plans will be evaluated based on the following minimum criteria:
 - a. Government Code requirements for specific plans
 - b. Demonstrated consistency with General Plan goals and policies
 - c. Demonstrated consistency with the identified City-wide studies and holding capacity analysis
 - d. Justification for proposed specific plan boundaries
 - e. Community benefit
 - f. Ability to mitigate impacts
 - g. Impact on the City's growth pattern

Each specific plan proposal shall include, with its initial submittal, a full analysis of how the plan complies with and relates to the above factors. The specific plans' consistency with the General Plan, and its relation to other identified criteria, will be a primary factor in determining whether the proposal will or will not be considered by the City.

Policies:	Growth Management - Urban Reserve (UR)	<i>Implementation Measures</i>
1.	<p>The City may determine, in accordance with the goals and policies of this element, that it is appropriate to amend its General Plan land use allocation and expand into an urban reserve areas(s). Under such circumstances, a specific plan will be required to comprehensively plan each of the areas listed below and reflected on Figure II-2:</p> <ol style="list-style-type: none"> a. North Central Roseville Specific Plan urban reserve b. Northeast Roseville Specific Plan urban reserve c. Northwest Roseville Specific Plan urban reserve d. West Roseville urban reserve (The City may consider creating a maximum of two specific plan areas for the West Roseville urban reserve to ensure large enough areas to effectively implement a meaningful comprehensive planning process.) 	<p><i>Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Urban Reserve policies:</i></p> <ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Public Participation</i> - <i>Intergovernmental Coordination</i>

2. The further subdivision or parcelization of lands designated as urban reserve shall be considered inconsistent with the intent of the General Plan to comprehensively plan new growth areas. Exceptions may be made for a) subdivision or parcel maps associated with acquisition or financing, if such maps are on an interim basis and provisions are included to ensure that created parcels are merged back to their original size, or b) projects that provide public benefit.
3. In addition to being consistent with the other goals and policies of the General Plan, the specific plan for each of the identified urban reserve areas shall comply with the following:
 - a. Provide a public focal point, community, and/or theme feature in each urban reserve area. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.
 - b. Provide entryways at entrances to the City in accordance with the Community-wide Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping.
 - c. The urban reserve specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this element.
 - d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations)

and other uses, in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.

- e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.
- f. The specific plans shall include a resource mitigation/banking plan to be developed in accordance with the provisions of the Open Space and Conservation Element.

4. The Specific Plan for the North Central urban reserve area shall comply with the following supplemental policies:

- a. Provide an aesthetically pleasing frontage along Highway 65 and within the interchange rights-of-way. The standards identified in the North Central Roseville Specific Plan should be used as a minimum for treatment along Highway 65 to establish continuity. The standards should include minimum setbacks, landscape requirements, buffering and building design standards.
- b. The specific plan shall address compatibility with the existing gravel mine use immediately to the north of the urban reserve area.
- c. Development and design treatment options for the areas adjacent to the Rocklin City limits should be identified, and to the

extent feasible and desirable, be coordinated and compatible. Treatment along the edge of the plan area should include entryways, inward-orientation of development towards Roseville, and access linkages between the communities.

- d. The lower watershed areas in the North Central urban reserve areas shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.
- e. Provide safe and convenient on and off-street bicycle and pedestrian linkages across Highway 65. The specific plan shall identify the exact location and design of enhanced, grade-separated bicycle and pedestrian linkages over the Highway.

5. The specific plan for the Northeast urban reserve area shall comply with the following supplemental policies:

- a. Development and design options for the areas adjacent to Rocklin and Placer County should be identified and, to the extent feasible and desirable, be coordinated and compatible. Treatment along the edge of the plan area should include entryways, inward-orientation of development towards Roseville, and access linkages between the communities.
- b. Incorporate the ravines, natural resources and viewsheds into the design treatment for the Northeast urban reserve area. The specific plan shall identify the viewsheds and indicate which ones are to be preserved. Consideration should be given to a range of views including those from the plan areas looking out, and those from outside the plan area looking in. The plan shall specifically consider the viewsheds into Miners, Secret and False Ravines, as well as what is viewed when one is in the

ravines looking out.

- c. Limit development in areas of steep slope. The specific plan shall include slope development and design standards which address items including steepness of slope, tree cover, aesthetics, impacts on viewsheds, and soil stability.
- d. Miners, Secret and False Ravines shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.

6. The specific plans for the Northwest (as applicable) and West Roseville urban reserve areas shall comply with the following supplemental policies:

- a. Development and design options for the areas along Baseline and Fiddymont Roads should be indicated, and to the extent feasible and desirable, be coordinated and compatible with adjacent land uses. This includes the rural residential uses south of Baseline Road. The standards identified in the Northwest Roseville Specific Plan for Baseline Road should be used as a minimum for treatment along both roadways to establish continuity. These standards should include minimum setbacks, landscape requirements, buffering and building design standards.
- b. Provide adequate separation from existing and planned industrial uses in the development and design options for the areas adjacent to the North Industrial Area. The specific plan shall include standards considering type of uses, setbacks and other design considerations. The standards shall be coordinated with the North Industrial Design Guidelines.
- c. Incorporate existing oak trees and woodlands as an integral part of the design treatment in the areas.

- d. Pleasant Grove and Kaseberg Creeks shall be preserved as specified and generally mapped in the Open Space and Conservation Element. The precise boundaries and exact method of preservation shall be identified in the specific plan.
- e. Develop a City-wide park in the West Roseville urban reserve area. This park may consist of an expansion of the community park in the Northwest Specific Plan Area, may be a new separate facility, or may be a combination of the two. If a separate facility is identified, it should provide a community theme or focus for the specific plan area it is within. The community theme component of the park may include, but is not limited to, the preservation of oak woodlands, the development of a community center, town plaza, or amphitheater.

Policies:

Growth Management - Annexations and Sphere of Influence (ASI)

Implementation Measures

1.

The City may initiate studies to investigate the potential of (1) annexing areas within its sphere of influence; and (2) expanding its sphere of influence boundaries. The studies should be focused on those areas that, both long and short term, may effect General Plan goals and policies and that would be logically served and planned by the City. The studies shall include the identification, availability and funding of public services, as well as the costs and impacts to the City and other service providers. Issues to be analyzed include, but are not limited to, present and planned land uses, water, sewer, electric, library, parks, schools, circulation and affordable housing. Based on these studies, and resident and property owner input, the City may take steps to annex or expand its sphere of influence.

Each of the following measures shall be utilized as applicable, to implement the identified Growth Management - Annexations and Sphere of Influence policies:

- *Specific Plans*
- *Public Participation*
- *Intergovernmental Coordination*

2. The City may consider annexations that:
 - a. Are contiguous with City boundaries and provide for a logical expansion of the City;
 - b. Create clear and reasonable boundaries;
 - c. Ensure the provision of adequate municipal services;
 - d. Are beneficial from a fiscal standpoint to the City and its residents;
 - e. Are consistent with State law and Placer County Local Agency Formation Commission (LAFCo) standards and criteria;
 - f. Ensure the preservation of open space and agriculture lands; and
 - g. Are consistent with the General Plan.

3. The City may consider expanding its sphere of influence to incorporate areas that, in the future, should be logically planned and serviced by Roseville. The City shall consider the following factors, as identified by LAFCo, when making determinations involving sphere of influence boundaries:
 - a. Present and planned land uses in the area;
 - b. Present and probable need for public facilities and services in the area;
 - c. Present capacity of public facilities and adequacy of public services;
 - d. Existence of any social or economic communities of interest in the area; and
 - e. Open space and agricultural lands

D. IMPLEMENTATION MEASURES

1. Specific Plans

(Proposed)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan as well as Section 65451 of the Government Code. Incorporate implementation measures which include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

2. Public Participation

(Ongoing)

Continue and improve the City's public participation programs; actively solicit public participation through on-going programs such as City commissions and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, major General Plan amendments). In addition, continue and expand other public involvement and information programs such as an annual public survey to monitor the effects of growth, Ask City Hall programs, City newsletters, and posting of informational signage where public improvements are planned or being constructed. *(All Policies)*

3. Intergovernmental Coordination

(Ongoing)

Continue to pursue a regional approach to planning and growth. This will include coordination with other governmental agencies. The City will seek early consultation with applicable agencies for major projects proposed either within or outside Roseville. The intent of this consultation will be to coordinate planning efforts between jurisdictions and minimize

the impacts of growth to Roseville and the surrounding region. These efforts will include coordination with LAFCo on issues of sphere of influence and annexations. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

4. Biennial Public Service Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services report to the City Council as specified in the Public Facilities Element. This report should document growth trends, the capacity and level of service for public services and facility planning efforts. *(Policies G 1-8)*

5. Land Use Allocation Review

(Proposed)

In conjunction with the periodic update of the Housing Element (every 5 years), and concurrent with any modification to the General Plan land use allocation resulting in the addition of a significant number of residential units, the City shall review and modify, as necessary, the 1,000 unit pool. The intent is to ensure that an adequate amount of units are retained in the pool, and that they are being utilized for the identified City sponsored and state mandated programs. *(Policies LUA 1-3)*

RELATIONSHIP TO SPECIFIC PLANS

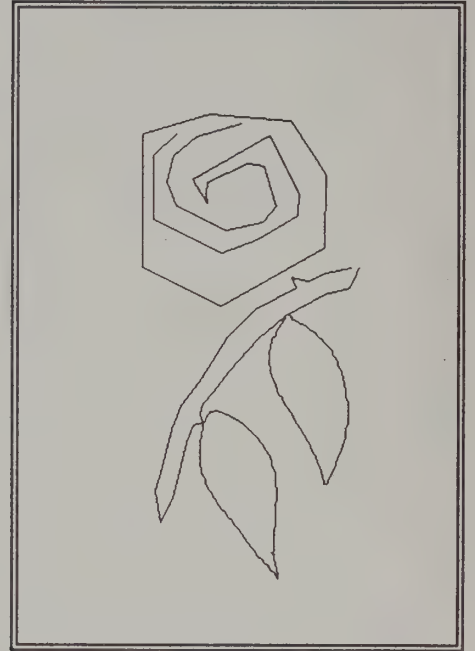
Both existing and future specific plans play a predominant role in Roseville's planning efforts. Each element of the General Plan references and provides policies relating to specific plans. It is anticipated that these plans will be a primary mechanism in implementing the goals and policies of the General Plan. Given their prominence, it is important to clarify the relationship between the General Plan and specific plans.

As is described in the Existing Conditions and Projections Component of this element, the City currently has four specific plans. These plans have been utilized to comprehensively plan Roseville's growth areas. The current plans consist of the Southeast, Northeast, North Central and Northwest. Additional specific plans may be utilized in the North Industrial Area, and potential future growth areas.

The specific plans are consistent with, and are hereby incorporated by this reference, as a component of the Land Use Element of the General Plan. Specific plan land uses are reflected on the General Plan land use map. The specific plans establish detailed policies and implementation programs for portions of the City, consistent with the goals and policies established in the General Plan. The specific plans utilize General Plan land use designations, but may create new categories which further General Plan policy. These categories may be more specific or tailored to a particular situation. The General Plan includes the specific plan areas and all its policies apply to the areas.

Copies of all of the City's specific plans can be obtained through the Planning Department.

III. CIRCULATION ELEMENT



2	0	1	0
---	---	---	---

City of Roseville

CIRCULATION

Functional Classification
Level of Service
Transit
Transportation System Management
Bikeways/Trails

State law requires that a Circulation Element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public utilities and facilities". This element defines transportation facilities, and includes the goals, policies and implementation measures for the City's circulation system. Public utilities and facilities are addressed in the Public Facilities Element. The Circulation Element's provisions are mandated by State law to be correlated with, and thus support, the goals and policies of the Land Use Element.

As in most suburban areas, to travel within or through the Roseville vicinity, one is very dependent on the automobile. Until recently, this dependence was not viewed as a critical issue. That is no longer the case. Traffic congestion is no longer confined to the central areas of downtown Sacramento. Some of the worst recurring traffic jams in the area occur along I-80 well east of Sacramento. Many of the City's arterials, particularly Douglas Boulevard and Cirby Way, are now experiencing regular peak hour congestion.

Travel demand is expected to increase substantially as the City population increases by more than forty percent over 1990 levels. This population increase, coupled with increases in employment, will make it difficult for the City to find solutions that will maintain its roadway level of service standard. In addition, the California Clean Air Act and the Placer County Congestion Management Program will require trip reduction measures that promote alternative transportation modes.

For these reasons, the City is committed to actively pursuing policies and implementation measures that will promote car-pooling, transit and non-vehicular modes of travel (bicycles and walking) as an alternative to single-occupant automobile use. In this effort, the City will be making a long-term commitment to shift from the automobile to other forms of transportation.

No City or County is an island in its regional setting. It is, therefore, important that the City coordinate its Circulation Element provisions with neighboring jurisdictions and regional and state plans.

The provisions of the Circulation Element affect the community's physical, social and economic environment. The location, design and constituent modes of the City's circulation system will affect air quality, noise, energy use, community appearance, land use patterns and other factors. The circulation system should be accessible to all segments of the population, including the disadvantaged, the young, the poor, the elderly and the disabled. In addition, the efficiency of a community's circulation system can either contribute to or adversely affect the community's economy. All of these factors must be considered in developing circulation policy.

The contents of the Circulation Element are divided into the following five components:

Functional Classification underscores the need to guide long-range planning of the City's roadway system by establishing a comprehensive designation of all roadways throughout the City. It includes a functional classification map and general criteria for each type of roadway.

Level of Service expresses the City's targeted level of mobility during the life of the General Plan (the year 2010). Its policies and implementation measures reflect the City's desire to maintain uncongested traffic operations (LOS "C" or better) on its roadway system for all hours of the day. The level of service implementation measures provide criteria to be evaluated where the City may consider a modification to the level of service "C" policy for infill areas should circumstances warrant such consideration.

Transit details the City's policies and implementation measures to develop 1) a Long-Range Transit Master Plan to define potential transit corridors and 2) a Transit Opportunity Plan to identify specific land use options and design standards that will maximize transit utilization.

Transportation System Management stresses the need to enforce and monitor the effectiveness of the City's TSM ordinance to help meet level of service standards and regional air quality goals.

Bikeways/Trails discusses the need to establish a Bikeway/Trails Master Plan for the planning and implementation of a integrated trail system.

Deficiencies have been identified in Roseville's existing and planned bikeway system, and a conceptual Citywide routing plan is provided.

It is the underlying goal of the entire Circulation Element that the City's circulation system promote 1) the safe, efficient and reliable movement of people and goods; 2) shift from the automobile to other modes of transportation; and 3) provide an adequate level of transportation service for all persons travelling in and through Roseville.

FUNCTIONAL CLASSIFICATION

A. SETTING

The objective of functional classification is to group into connecting systems roads and streets having similar functions, purposes and importance in the roadway network. In turn, the systems (eg., arterial, collector and local street systems) are distinguished by their more general functions and levels of importance.

Roadways have two functions, which are incompatible from a design standpoint: to provide mobility and to provide land access. High and constant speeds are desirable for mobility, while low speeds are more desirable for land access. A functional classification system provides a functional specialization in meeting the access and mobility requirements of the roadways. Local streets emphasize the land access function, arterials emphasize a high level of mobility for through movement, and collectors offer a more balanced service for both functions.

The existing street network in the City of Roseville is a product of both roadways that have provided access to the older portions of the City for decades, and roadways that were designed to serve the newer specific plan areas. In each of the City's four existing specific plans, arterial and collector roadway classifications have been defined. In the older portions of the City, some roadways function as arterial or collector roadways, but they have not previously been classified as such.

As noted in the City's four specific plans, the primary function of arterial roadways is to move large volumes of traffic through the plan areas to other sections of the City and beyond. In the specific plan areas the right-of-way for arterials is 84 or 100 feet and generally incorporates four to six travel lanes, bike lanes and a landscaped median. Outside the specific plan areas, some roadways function as arterials due to the current high traffic volumes and their key linkages between one section of the City and another. For these roadways, current right-of-way widths vary, but most contain more than two traffic lanes.

Collector streets generally link local residential streets and commercial and office parking areas to the arterials. In the specific plan areas, these streets are generally designed with a 54 or 60 foot right-of-way and contain two to four traffic lanes with bike lanes. Outside the specific plan areas, a number of roadways function as collectors due to moderate traffic volumes and their linkage to the arterial roadway system. Right-of-way widths vary, with most containing two traffic lanes.

Local streets provide direct access to abutting land and access to the collector street system. In the specific plan areas the right-of-way for local streets is normally 54 feet, which provides for two traffic lanes and a narrow parking lane that doubles as a Class III bikeway on both sides. Actual pavement widths for local streets vary in both specific plan and infill areas.

The City's existing (as well as planned) arterial and collector roadway systems are reflected on Table III-1 and Figure III-1. All roadways not included as freeway, arterial or collector roadways on Table III-1 and Figure III-1 are local streets. Conceptual alignments through urban reserve areas have been reflected to indicate potential ultimate connections of existing and planned arterials. It is not projected that such alignments will be required to service the current General Plan land use allocation.

Another important component of the City's functional classification are truck routes. Figure III-2 shows the existing designated truck routes within the Roseville City limits. These truck routes link with Sacramento County's designated truck routes on Roseville Road, Auburn Boulevard, Sunrise Boulevard and Hazel Avenue. They also recognize some of the key routes for significant volumes of large trucks, including access to the Western Regional landfill site on Fiddymont Road (north of Baseline Road and the City) and Athens Road.

B. OUTLOOK

Careful long-range planning of the City's roadways is

needed to meet Roseville's Circulation goals. This includes the establishment of a comprehensive designation of all roadways throughout the City. A sound functional classification is essential for:

- Long-range planning and coordination
- Determining right-of-way requirements and preserving right-of-way
- Defining design standards and operations of facilities in each class
- Developing budgets and funding programs according to priority
- Determining acceptable levels of traffic volumes, especially on the local and collector street systems.

The implementation of the goals and policies of this component includes the establishment of a functional classification system as well as general design standards for each classification. These criteria and standards are utilized to classify existing and planned roadways and will also be applied to future roadway systems.

TABLE III-1
FUNCTIONAL CLASSIFICATION
CITY OF ROSEVILLE'S ARTERIAL AND COLLECTOR ROADWAY SYSTEMS¹

	Arterials	Collectors
Northwest Roseville Specific Plan²	Pleasant Grove Road Foothills Boulevard Woodcreek Oaks Boulevard Junction Boulevard Washington Boulevard Baseline Road	Country Club Drive Wakefield Drive
North Central Roseville Specific Plan²	Washington Boulevard Roseville Parkway Harding Blvd/Stanford Ranch Rd Pleasant Grove Blvd.	Diamond Oaks (east of golf course) Eastpark Drive Street E, Others
Northeast Roseville Specific Plan²	Sunrise Avenue Roseville Parkway Eureka Road Douglas Boulevard Sierra College Boulevard Taylor Road	Lead Hill Road Rocky Ridge Drive (north of Douglas Blvd.) Olympus Drive
Southeast Roseville Specific Plan²	Douglas Boulevard Roseville Parkway Sierra College Boulevard Eureka Road Rocky Ridge Drive (south of Douglas Blvd.)	Johnson Ranch Drive McLaren Drive Professional Drive Parkhill Road Old Auburn Road (South Cirby to Roseville Parkway) North Cirby Road
North Industrial Area	Washington Boulevard Foothills Boulevard Blue Oaks Road Roseville Parkway	Industrial Avenue

1. See Figure 1. All roadways not listed are designated as local streets.
2. Source: Roseville Specific Plans

TABLE III-1 (continued)
FUNCTIONAL CLASSIFICATION
CITY OF ROSEVILLE'S ARTERIAL AND COLLECTOR ROADWAY SYSTEMS¹

	Arterials	Collectors
Infill	Vernon Street (north of Cirby) Atlantic Street (Vernon to I-80) Cirby Way Riverside Avenue Auburn Boulevard Roseville Road Harding Boulevard (north of Douglas) Douglas Boulevard Atkinson Street (south of Foothills) Rocky Ridge Drive	Main Street Folsom Road Vineyard Road Church Street (west of Washington) Atkinson St. (Foothills to Vineyard) Shasta Street (north of Yosemite) Sierra Boulevard (west of Yosemite) Vernon Street (south of Cirby) Sutter Avenue Lincoln Street (Sierra to Main and Vernon to Sutter) Oak Street (Judah to Lincoln) Grant Street Judah Street Estates Drive Melody Lane W. Whyte Avenue Oak Ridge Drive Orlando Avenue Berry Street Yosemite Street Old Auburn Road (South Cirby to Sacramento County line)

1. See Figure 1. All roadways not listed are designated as local streets.

2. Source: Roseville Specific Plans

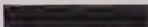




ROSEVILLE 2010

ROADWAY FUNCTIONAL CLASSIFICATION

LEGEND

2010

-  Freeway
-  Arterial
-  Collector

Post 2010

-  Arterial

(Conceptual future alignments not required to service the current general plan land use allocation)



CITY OF ROSEVILLE GENERAL PLAN

NORTH

Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



ROSEVILLE 2010

EXISTING TRUCK ROUTES

LEGEND

 Truck Routes



CITY OF ROSEVILLE GENERAL PLAN

NORTH

Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992

C. GOALS AND POLICIES

GOAL: FUNCTIONAL CLASSIFICATION

Goal 1 Provide guidance to the long-range planning of the City's roadway system including design standards, right-of-way requirements and coordination with surrounding jurisdictions.

Policies:	Functional Classification	Implementation Measures
-----------	---------------------------	-------------------------

- | | | |
|----|---|---|
| 1. | Establish a functional classification system to guide the planning and design of the City's roadway system. | - <i>Functional Classification Process</i>
- <i>Specific Plans</i> |
| 2. | Coordinate with surrounding jurisdictions to achieve compatible functional classifications for roadways that cross the City's boundaries. | - <i>Interagency Coordination</i> |
| 3. | Establish a comprehensive set of design standards for the City's roadway system by functional class. | - <i>Design Standards</i> |
| 4. | Maintain a system of truck routes to provide for the safe and efficient movement of goods and to avoid impacting residential neighborhoods. | - <i>Truck Routes</i> |

D. IMPLEMENTATION MEASURES

1. Functional Classification Process

(Proposed)

Plan, design and regulate roadways in accordance with the functional classification system reflected in Table III-1 and Figure III-1.

Define the functional classification system of both existing and future roadways by a set of criteria to identify which streets will be placed in each class. The primary criteria are linkages, which represent the function of the facilities (mobility versus access). The remaining criteria are "general characteristics" rather than determinants. The criteria applied in the functional classification process are as follows:

Linkages

- Arterial streets will generally provide linkages to the freeway/highway system as well as linkages between sections of the City and major activity centers. At higher volumes, there will often be access restrictions to adjacent land uses. The motoring public uses these streets as primary circulation routes.
- Collector streets will generally distribute trips from the arterial street system to the local street system. The motoring public uses these streets as secondary circulation routes. Access to abutting land is normally permitted, but may be restricted to certain uses dependent upon projected vehicle volumes.
- Local streets provide direct access to abutting land and access to the collector street system. The motoring public uses these streets for local circulation.

Existing and future (year 2010) projected traffic volumes:

- Arterial streets will generally carry more than 12,000 average daily vehicles (ADT).
- Collector roadways will generally carry between 2,000 and 15,000 ADT.
- Local roadways will generally carry less than 3,000 ADT.

Current and planned travel lanes:

- Arterial streets will generally have 4 to 6 lanes, but there may be some 2 lane arterial streets.
- Collector streets will generally have 2 lanes, but there may be some 4 lane collector streets.
- Local streets will have 2 lanes

(Policy 1)

2. Specific Plans

(Proposed)

Ensure that proposed specific plans are consistent with the provisions of the functional classification component, and include incorporation of consistent design standards for roadways, associated bikeways and trails, and adjacent landscape areas. *(Policy 1)*

3. Interagency Coordination

(Ongoing)

Work with neighboring jurisdictions and regional planning agencies to coordinate the classification of roadways that cross the City's boundaries, and strive to have compatible functional classifications for the City's gateway roadways. *(Policy 2)*

4. Design Standards

(Ongoing)

Continue to refine and improve the design standards for the City's roadway system. The design standards *shall* reflect functional classification and include the following elements:

- Right-of-way requirements
- Roadway cross-sections including landscaping and bikeways
- Signalization and access control
- Land use compatibility, orientation and design standards
- Vehicle and pedestrian safety

Exceptions to the standards may be necessary but should be kept to a minimum and should be evaluated on a case by case basis. *(Policy 3)*

5. Truck Routes

(Ongoing)

Enforce, evaluate and, as circumstances warrant, update the truck route system to ensure safe and efficient routes through the City. *(Policy 4)*

LEVEL OF SERVICE

A. SETTING

While a primary goal of the City's Circulation Element is to promote alternative forms of transportation, the City recognizes that automobiles are and will continue to be the primary transportation mode for the City's residents and employees. To that end, the City must strive to provide adequate roadway capacity so that its system of roadways operates free of excessive traffic congestion and delay.

The operational performance of the City's roadway system is expressed using "levels of service" which generally describes traffic operations as perceived by the motorist. There are six levels of service (LOS) ranging from "A" through "F", with LOS "A" representing the best range of operating conditions (high speeds and low delay) and LOS "F" representing the worst (low speeds and high delay).

The specific terms in which each level of service is defined vary with the type of facility involved. Thus a freeway's level of service is generally defined by density (vehicles per mile per lane) and average travel speed, while an intersection's level of service is generally defined by the average vehicle delay. The capacity and operations of Roseville's major roadway system of arterial and collector streets is principally determined by the capacity of its signalized intersections, as well as the basic width of its roadway segments and the amount of access control on each segment. The level of service on the roadway networks would, therefore be defined primarily by intersection delay and the average travel speed on roadway segments. Level of service definitions at signalized intersections are described in Table III-2.

In Roseville, levels of service are measured during a weekday afternoon peak period since it generally represents the highest hour for overall traffic volumes during the week. Table III-3 and Figure III-3 present the existing levels of service at 28 key intersections in the City. Currently there are four intersections in the City that operate at worse than LOS "C" during an average weekday P.M. peak hour (generally between

4:30 P.M. and 5:30 P.M.). These are:

- Cirby Way at Sunrise Avenue - LOS "F"
- Cirby Way at Riverside Avenue - LOS "E"
- Douglas Boulevard at Sunrise Avenue - LOS "E"
- Douglas Boulevard at Sierra College Boulevard - LOS "D"

The City intends to mitigate these roadway deficiencies through its Capital Improvement Program (CIP) to LOS "C". The sole exception is the Cirby Way/Sunrise Avenue intersection where identified CIP improvements will result in a LOS "D".

B. OUTLOOK

Levels of service are estimated for future travel conditions to ensure that a roadway will provide acceptable operations for its "design life", which is commonly 20 years. For the General Plan and the City's traffic impact fees, the year 2010 will be used for estimating traffic demand and levels of service on the roadway system. The City has established level of service "C" as the goal for both the General Plan and the development of Citywide traffic impact fees.

An analysis of the roadway improvements needed to maintain a level of service "C" standard in the year 2010 has been conducted using "market based" land use growth assumptions and the Citywide travel model. The estimated year 2010 roadway improvement needs are shown in Table III-4 and Figure III-4 and are summarized as follows:

- The planned number of lanes for all new roadways in the Specific Plan areas should be adequate to accommodate projected year 2010 P.M. peak hour traffic flows and provide a level of service "C". In these areas, feasible at-grade improvements have been identified for all major

intersections except Harding Boulevard at Roseville Parkway where a grade-separation may be needed. This intersection will require further study.

- A number of existing roadways in the infill areas of the City will require widening to provide level of service "C" operating conditions in the year 2010. Also, a number of existing intersections will require improvements.
- Grade-separations are required to provide level of service "C" conditions at the Sunrise Avenue/Douglas Boulevard and the Riverside Avenue/Cirby Way intersections. At-grade improvements appear to be feasible at all other existing intersections except at the Sunrise Avenue/Cirby Way intersection. At this intersection, the maximum feasible widenings would provide level of service "D" conditions during the P.M. peak hour in the year 2010. A grade-separation could provide very acceptable traffic operations, but may not be considered appropriate for this locations due to its potential impacts on the surrounding area.

The City should continue to strive to provide a level of service (LOS) "C" at all locations in Roseville. However, there may be infill locations where the City may decide that the impacts and/or costs of the required improvements exceed the benefits of having LOS "C" for all hours of the day. Allowing some flexibility enables the City to identify any case where major improvements are not desirable. While this could lead to some infill intersections operating at worse than LOS "C" conditions (a maximum of LOS "D") for a limited amount of time per day, it would still maintain an overall high level of service standard for the City's roadway system.

**TABLE III-2
LEVEL OF SERVICE DEFINITIONS
SIGNALIZED INTERSECTIONS**

Level of Service (LOS)	Volume to Capacity Ratio ¹	Description
A	0.00-0.59	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.
B	0.60-0.69	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C	0.70-0.79	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.80-0.89	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	0.90-0.99	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	≥ 1.00	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: *Highway Capacity Manual*, Transportation Research Board, Special Report No. 209, Washington DC, 1985.

1. The ratio of the traffic volume demand at an intersection to the capacity of the intersection.

**TABLE III-3
EXISTING LEVELS OF SERVICE AT
SIGNALIZED INTERSECTIONS**

Intersection	Volume/Capacity Ratio ¹	Level of Service
Cirby Way at Sunrise Avenue	1.17	F
Cirby Way at Riverside Avenue	0.99	E
Douglas Blvd. at Sunrise Avenue	0.92	E
Douglas Blvd. at Sierra College Blvd.	0.83	D
Douglas Blvd. at Sierra Gardens Drive	0.77	C
Douglas Blvd. at Santa Clara Drive	0.75	C
Cirby Way at Vernon Street	0.71	C
Douglas Blvd. at Harding Blvd.	0.69	B
Washington Blvd. at Main Street	0.67	B
Douglas Blvd. at Rocky Ridge Drive	0.66	B
Foothills Blvd. at Main Street	0.64	B
Douglas Blvd. at Folsom Road	0.58	A
Cirby Way at Oak Ridge Drive	0.57	A
Harding Blvd. at Atlantic Street	0.57	A
Cirby Way at Roseville Road	0.56	A
Douglas Blvd. at Target/TJ Max	0.55	A
Sunrise Avenue at Sandringham Way	0.55	A
Sunrise Avenue at Oak Ridge Drive	0.52	A
Foothills Blvd. at Atkinson Road	0.52	A
Douglas Blvd. at Eureka Road	0.48	A
Douglas Blvd. at Roseville Parkway	0.48	A
Sunrise Avenue at Frances Drive	0.47	A
Foothills Blvd. at Junction Blvd.	0.37	A
Grant Street at Vernon Street	0.35	A
Douglas Blvd. at Keehner Avenue	0.35	A
Sunrise Avenue at Lead Hill Blvd.	0.35	A
Sunrise Avenue at Eureka Road	0.29	A
Washington Blvd. at Junction Blvd.	0.27	A

¹ The ratio of the traffic volume demand at an intersection to the capacity of the intersection.



ROSEVILLE 2010

EXISTING LEVEL OF SERVICE AT MAJOR INTERSECTIONS

LEGEND

Level of Service

- | | |
|-----|-----|
| ○ A | ⊗ D |
| ◐ B | ◑ E |
| ◒ C | ● F |



CITY OF ROSEVILLE GENERAL PLAN



Scale: 1" = 3600'

Original by DKS Engineering.
modified by City of Roseville Planning Department
Sept. 1992

**TABLE III-4
YEAR 2010 MITIGATED NETWORK¹**

Roadway	Limits		Number of Lanes	
	From	To	Existing	2010
Atlantic Street	Vernon	Harding	2	4
Cirby Way	Foothill	Riverside	4	6
	Riverside	500' w of Cirby	4	5
	500' w of Cirby	Gabrielli	4	6
	Gabrielli	Oakridge	4	5
Blue Oaks Blvd.	Industrial	Foothill	2	4
	Foothill	Woodcreek Oaks	0	4
Main St. ² /Baseline Rd.	City Limits	Foothill	2	4
Eureka Blvd.	Douglas	Professional	4	6
Roseville Parkway	City Limits	Sierra College	2	4
	Rocky Ridge	Taylor	0	6
	Taylor	Harding	0	6
	Harding	Pleasant Grove	0	6
	Pleasant Grove	Washington	0	6
	Washington	Foothill	0	4
Foothill Blvd.	Cirby	Main	4-6	6
	Main	Pleasant Grove	4	6
Pleasant Grove Blvd.	Route 65 Bypass	Foothill	0	6
	Route 65 Bypass	Rocklin Limits	0	4
Harding Blvd.	Atlantic	Berry	0	6
	Berry	Roseville Pkwy	0	6
	Roseville Pkwy	Route 65 Bypass	0	6
Sunrise Avenue	County Line	Cirby	4	6
	Cirby	Madden	4	6
Washington Blvd.	Sawtell	Pleasant Grove	2	4
	Pleasant Grove	Roseville Pkwy	2	4
	Roseville Pkwy	Blue Oaks	2	4
Sierra College Blvd.	County Line	Douglas Blvd.	2	6
	Douglas Blvd.	City Limit	2	6
Old Auburn Road	Sierra College	Roseville Pkwy	0	2
	County Line	S. Cirby	2	2 ³
S. Cirby Way	Rocky Ridge	Old Auburn	2	2
Rocky Ridge Drive	Douglas	n/o Target	4	6
Woodcreek Oaks	s/o Blue Oaks	Blue Oaks	0	4
Stanford Ranch Rd.	Fairway	City Limits	2	4
Roseville Road	City Limits	Cirby	2	4
Taylor Road	I-80	City Limits	2	4

1. Does not include intersection and interchange improvements.

2. East of Foothills Boulevard, Main Street is to remain a two lane collector consistent with Roseville City Council direction.

3. Travel demand in year 2010 for 4 lanes but 2 lanes are shown as required per action of the Roseville City Council on April 10, 1991.



ROSEVILLE 2010

ROADWAY NEEDS YEAR 2010

LEGEND

- Required Lanes
Roadway Widening
- Required Lanes
New Roadway
- Feasible At-grade Intersection Improvement provides LOS "C"
- Maximum At-grade Improvement does not provide LOS "C"
- Feasible Grade-Separation
- Required Lanes
Roadway Needs in Adjacent Jurisdiction



Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



CITY OF ROSEVILLE GENERAL PLAN

C. GOALS AND POLICIES

GOALS: LEVEL OF SERVICE

Goal 1 Maintain an adequate level of transportation service for all of Roseville's residents and employees through a balanced transportation system.

Policies:	Level of Service	Implementation Measures
1.	Maintain a level of service (LOS) "C" standard for all intersections and roadway segments in the City. An exception to that standard may be considered for intersections within the infill area where the City finds that the required improvements are unacceptable based on established criteria.	<ul style="list-style-type: none">- Capital Improvement Program/LOS Criteria- Development Review Process- Specific Plans
2.	Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.	<ul style="list-style-type: none">- Capital Improvement Program- Development Review Process- Specific Plans- Long-range Transit Master Plan- Transportation System Management Ordinance- Bikeway/Trails Master Plan
3.	Work with neighboring jurisdictions to provide acceptable and compatible levels of service on the roadways that cross the City's boundaries.	<ul style="list-style-type: none">- Capital Improvement Program- Development Review Process- Specific Plans- Interagency Coordination
4.	Secure adequate funding for all components of the City's transportation system to ensure level of service policy is maintained.	<ul style="list-style-type: none">- Capital Improvement Program- Development Review Process- Specific Plans- Transportation Funding

D. IMPLEMENTATION MEASURES

1. Capital Improvement Program/LOS Criteria (Existing)

Continue to update the City's Capital Improvement Program (CIP) to implement policy which strives to maintain LOS "C" at all locations during the weekday PM peak hour. For the development of the CIP, the Public Works Department shall define "normally accepted maximum" improvements for roadways and intersections. If "normally accepted maximum" improvements cannot maintain LOS "C", the City Council may consider additional "extraordinary" improvements, such as additional lanes or grade separations.

The City Council, following a public hearing, may determine, on a case by case basis for infill area intersections only that "extraordinary" improvements are not feasible or desirable and may relax the LOS "C" standard for a particular intersection or roadway segment. In considering exception to the LOS "C" standard, the City Council shall weigh the following overriding factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than LOS "C".
- The ability of the improvement to reduce peak hour delay and improve traffic operations.
- The impact on accessibility to surrounding properties.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvements and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.

- Construction and right-of-way acquisition costs.
- The impacts on pedestrian and bicycle accessibility and safety.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social or economic factors on which the City Council may base findings to allow an exceedence of LOS C.

Allow exceptions to the LOS "C" standard only after all feasible measures and options are explored, including alternative forms of transportation. In no case should the City plan for worse than LOS "D" at any infill intersection or roadway segment during the afternoon peak hour.

Base the CIP on a 20-year horizon and update the CIP a minimum of every 5 years, or concurrently with the approval of any significant modification to the land use allocation assumed in the Citywide travel model, as determined by the Public Works Director. (Policy 1)

2. Development Review Process (Ongoing)

Refer all development proposals to the Public Works Department for review and comment. Development proposals determined by the City to require a traffic impact study shall prepare such analysis consistent with the assumptions and methodology of the Citywide travel model. The traffic impact study shall include the following:

- A 20-year "CIP" analysis which evaluates traffic conditions assuming "market based" development assumptions in 20 years.
- A "full buildout" analysis which evaluates traffic conditions assuming buildout of the City

under the General Plan.

The traffic impact study shall define what transportation improvements or measures are necessary to maintain the level of service standard and address funding impacts. Utilize the "full buildout" traffic analysis to identify locations where additional right-of-way should be preserved beyond that required under the 20-year CIP analysis. *(Policy 1)*

3. Specific Plans

(Proposed)

Specific plans shall contain transportation improvements consistent with the standards of this element. Plans must demonstrate what measures will be required to maintain the City's level of service standard, and how these measures will be funded. Utilize Development agreements to secure improvement, sequencing and funding provisions. *(Policy 1)*

4. Long-Range Transit Master Plan

(Proposed)

Prepare a Long-Range Transit Master Plan consistent with the provisions of the Transit component of this element. The Long-Range Transit Master Plan should explore potential benefits of improved transit service on the City's level of service standard. *(Policy 2)*

5. Transportation Systems Management Ordinance

(Ongoing)

Assess, on an annual basis, the effectiveness of the City's TSM Ordinance in reducing vehicle trips, and in making street, parking facilities, public transit and bikeways more effective. If the trip reduction goals are not being achieved, the TSM Ordinance should be revised so that measures are taken to achieve stated goals. *(Policy 2)*

6. Bikeway/Trails Master Plan

(Proposed)

Prepare a Bikeway/Trails Master Plan consistent with the provisions of the Bikeway/Trails component of this element. The intent of this plan is to ensure the implementation of an integrated trail system. *(Policy 2)*

7. Interagency Coordination

(Ongoing)

Work with surrounding jurisdictions to provide acceptable and compatible levels of service on roadways connecting to the City. This will include working with: 1) the Placer County Transportation Commission to implement the level of service standards in the Placer County Congestion Management Plan; 2) the Placer County Air Pollution Control District to implement transportation improvements and measures that help meet the goals and standards in the Air Quality Attainment Plan and the Air Quality Element of the General Plan. *(Policy 3)*

8. Transportation Funding

(Ongoing)

Secure adequate funding to ensure the City's level of service policies are met. Continue to implement and update the City's traffic impact fees on new development and obtain gas tax money and other revenue to fund its Capital Improvement Program. Explore funding for transit as identified in the Transit Component of this element, and for bikeway/trails as will be identified in the Bikeway/Trail Master Plan. Alternative funding sources, such as the establishment of assessment district(s), should be considered. The City should also work with regional planning agencies to explore funding opportunities for all components of its transportation system that are required to meet its level of service standards. *(Policy 4)*

TRANSIT

A. SETTING

Public transit service is currently provided to the residents of the City of Roseville by three "fixed route" systems: the Roseville Commuter Service, Roseville Urban Shuttle (RUSH), and Placer County Transit. Their current transit routes are shown in Figure III-5. Other transit systems in Roseville include Roseville Area Dial-A-Ride (RADAR), Greyhound Bus Lines, and taxi cab services. These existing transit services are described below.

Roseville Commuter Service is a fixed route, scheduled transit system operated by the City of Roseville. It provides commuter service between Roseville and downtown Sacramento. There are currently four runs in each direction during both the A.M. (6 A.M. to 8 A.M.) and P.M. (4 P.M. to 6 P.M.) peak periods.

Roseville Urban Shuttle (RUSH) is a fixed route scheduled transit system operated by the City of Roseville within the City limits. There are currently three scheduled routes operating Monday through Friday between 7:00 A.M. and 6:30 P.M. One route has 30 minute headways (frequency of service), the other two are looped and have 60 minute headways. The three routes are "hubbed" at the Sierra Gardens transfer point, near Sierra Gardens Drive and Douglas Boulevard. Timed transfer between routes takes place every 30 minutes. Approximately one half of the RUSH riders are elderly and handicapped; at this time, few commuters use the system. The RUSH system connects to both Placer County Transit and Sacramento Regional Transit.

Placer County Transit is a "deviated," fixed route, scheduled transit system operated by Placer County that principally serves the Interstate 80 and Highway 49 corridors. Currently, there are 7 runs a day between Auburn and Roseville, with two runs occurring during each commute period (6 A.M. to 8 A.M. and 4 P.M. to 6 P.M.), Monday through Friday. These buses connect with the Roseville Urban Shuttle (RUSH) and Sacramento County Transit.

Roseville Area Dial-A-Ride (RADAR) is a door-to-door system operated by the City of Roseville within its City limits, six days a week. As a "dial-a-ride" service, it does not operate on fixed route schedules; 75 percent of its ridership is elderly and handicapped.

Greyhound Bus Lines has a station at 500 Vernon Street in Roseville. This station is a stop on the Sacramento to Marysville route and offers 8 to 9 trips to Sacramento per day. From Sacramento, passengers can continue to destinations in any direction.

Taxi Service is provided by several private companies.

B. OUTLOOK

While there are currently limited transit services within the City limits, there are several planned rail improvements within the Southern Pacific railroad corridor that will greatly enhance transit service to the City. These include the following:

Capitol Corridor Intercity Rail - This passenger rail service, while already providing some service to Roseville, will ultimately provide intercity (limited stop) service between Colfax and San Jose. There will be a total of twenty stations including Roseville, Rocklin, Auburn, Bowman, and Colfax in Placer County. It will interface with RT's light rail at Marconi Avenue in Sacramento, and with BART at two Bay Area locations. Stage 1 of this service was implemented in December 1991. The service includes three round trips per day between Sacramento and San Jose, of which one round trip includes service to Roseville. Expansion of this service with more trips per day serving Roseville is planned for the future, but some uncertainty exists due to funding constraints.

Commuter Rail - Colfax to Davis - The Placer County Commuter Rail Feasibility Study, completed in November, 1990, defines a plan for commuter rail service between Colfax and Davis which could be

implemented with capital funding potentially available under the Rail Transportation Bond Act (Proposition 116). The study provides preliminary estimates of potential costs, patronage, and revenues for this service. Commuter rail would be developed in coordination with the Capitol Corridor intercity passenger rail service described above. There would be 11 commuter stations along the 66.5 miles of Southern Pacific track. Commuter stations are proposed at Colfax, Bowman, Auburn, Newcastle, Loomis, Rocklin, Roseville, McClellan, Marconi (light rail connection), Sacramento and Davis.

Because of the uncertainty of obtaining Proposition 116 funding (high priority is being given to existing rail services) and local funding, the implementation schedule for commuter rail is unknown at this time.

Expansion of Light Rail Transit - RT's recently conducted Systems Planning Study evaluated a number of light rail extensions throughout the Sacramento metropolitan area including an extension of light rail to Roseville. As part of that analysis, a route refinement study was conducted for possible light rail alignments and station locations within Roseville. While a specific alignment for light rail has not been definitively identified, the preferred corridor to date has extended light rail along the Southern Pacific Rail corridor and includes stations in Roseville near Cirby Way, Downtown, Harding Boulevard, and Roseville Parkway.

The route refinement study also evaluated several crosstown light rail corridors within the City of Roseville and selected a preferred alignment along Roseville Parkway. The proposed light rail line extensions are shown in Figure III-6.

RT is proceeding with plans to extend light rail service from its existing terminus at Watt Avenue in Sacramento County to a station in the vicinity of Antelope Road, about one mile south of Roseville, by 1996. At this time, RT does not anticipate that light rail would be extended to Roseville before the year 2010 due to both funding constraints and projected ridership levels. This time frame could be accelerated should alternative funding sources become available.

The City has entered into an agreement with RT to

prepare preliminary engineering and environmental documentation on the extension of light rail to Roseville. That work should be completed by mid-1993 and will allow the City to begin purchasing right-of-way.

Long-range Transit Master Plan - As in most suburban areas, to travel within or through the Roseville area, one is currently very dependent on the automobile. With the anticipated large increases in population and employment in Roseville and South Placer County, it will be difficult for the City to maintain its roadway level of service standard and meet the goals and standards of the Placer County Air Quality Attainment Plan and the Placer County Congestion Management Plan. For these reasons, the need for intra and inter-city transit services will be very important to the City as future development occurs.

The City will be conducting a study of the potential for transit services which will result in a Long-range Transit Master Plan. This study is required to be completed by the summer of 1993. The critical questions to be addressed by this study are the feasibility of providing commuter-oriented bus service within the City limits and identification of transit corridors. Based on this analysis, a set of policies on transit services will be developed for adoption by the Transportation Commission and the City Council.

One of the most important policies regarding transit included in the General Plan is the development of a Transit Opportunity Plan. The purpose of the Transit Opportunity Plan is to identify specific land use options and design standards that will maximize transit utilization. Standards will be developed for both existing and potential future transit corridors. Emphasis will be placed on coordinating land use and transit planning to increase the viability of high quality transit services.

The Transit Opportunity Plan will focus on corridors identified in the Long-range Transit Master Plan for future transit service. Because the specific elements of the Transit Opportunity Plan are dependent upon the type and extent of transit service available, preparation of this plan must await the completion of the Long-range Transit Master Plan.

ROSEVILLE 2010

EXISTING TRANSIT ROUTES

LEGEND

ROSEVILLE COMMUTER SERVICE:

▨ Roseville to Sacramento

RUSH:

●●●● Route A

■■■■■ Route B

○○○○ Route C

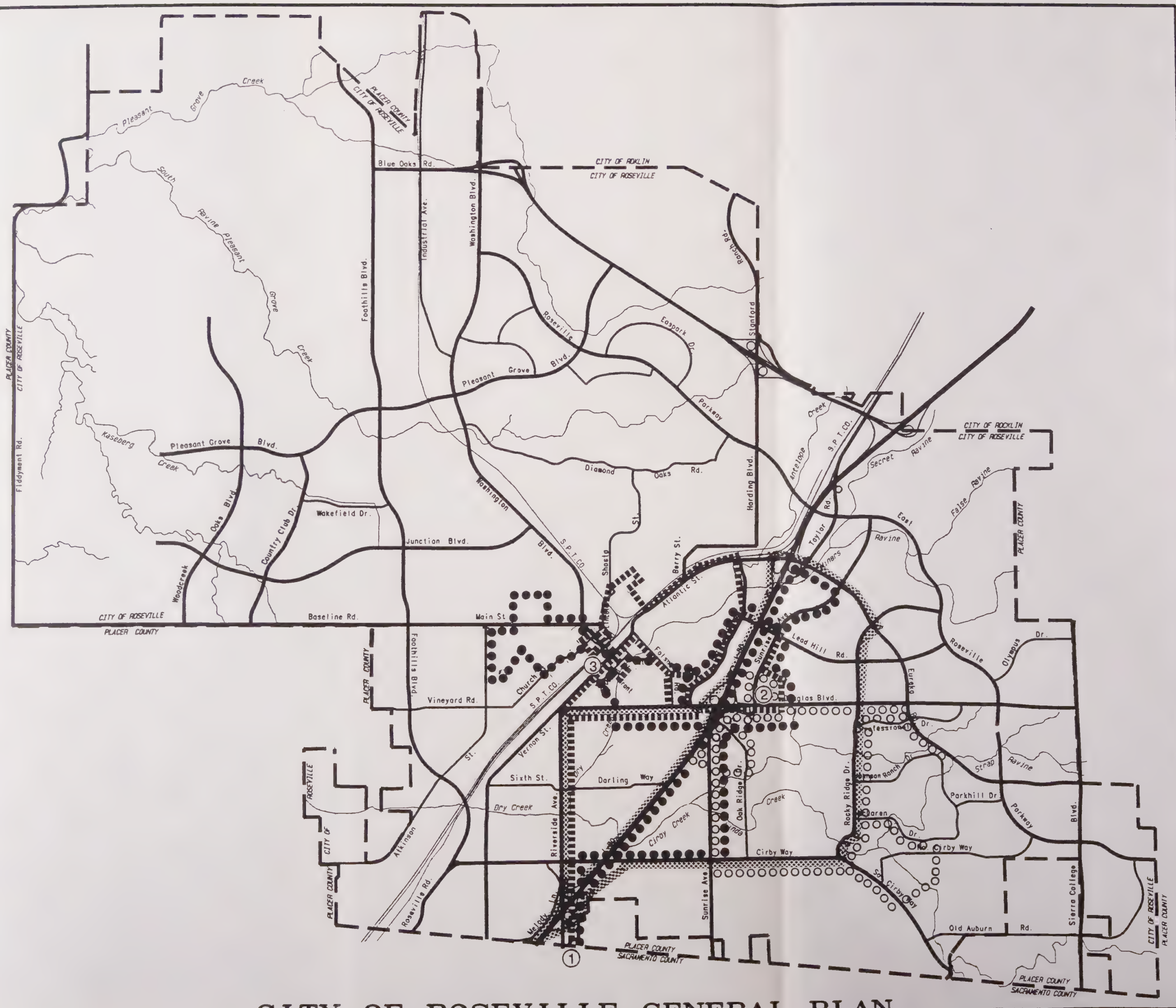
TRANSFER STATIONS:

- ① Auburn Blvd (at KMart) - Rush/
Sacramento Rt/Placer Co. Transit
- ② Sierra Gardens - Rush/Placer Co. Transit
- ③ City Hall - Rush/Placer Co. Transit

NORTH

Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992





ROSEVILLE 2010

PROPOSED LIGHT RAIL LINES

LEGEND

- Proposed Light Rail Line
- Potential Alternative Alignment



Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



C. GOALS AND POLICIES

GOAL: TRANSIT

Goal 1 Promote a safe and efficient mass transit system, utilizing both rail and bus modes, to reduce congestion, improve the environment, and provide viable nonautomotive means of transportation in and through Roseville.

Policies:	Transit	Implementation Measures
1.	Pursue and support transit services within the community and region, and pursue land use, design and other mechanisms which promote the use of such services.	<ul style="list-style-type: none">- Short-Range Transit Plan- Long-Range Transit Master Plan- Transit Opportunity Plan- Transit Funding and Interagency Coordination- Specific Plans
2.	Pursue all available sources of funding for transit services.	<ul style="list-style-type: none">- Transit Funding and Interagency Coordination
3.	Support and actively pursue the extension of light rail service to Roseville.	<ul style="list-style-type: none">- Transit Funding and Interagency Coordination
4.	Support and remain actively involved in the implementation of commuter rail services between Colfax and Davis, as well as other regional linkages.	<ul style="list-style-type: none">- Transit Funding and Interagency Coordination
5.	Consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons when making decisions regarding transit service.	<ul style="list-style-type: none">- Short-Range Transit Plan- Long-Range Transit Plan- Transit Opportunity Plan- Transit Funding and Interagency Coordination

D. IMPLEMENTATION MEASURES

1. Short-Range Transit Plan (Ongoing)

The City should continue to update its Short-Range Transit Plan every 3-years. The next update is scheduled for 1995-96. The Short-Range Transit Plan is required by state and federal law as a condition for the receipt of funding under the State Transportation Development Act (TDA) and Federal Transportation Act (FTA). This Plan addresses existing and short-range (seven years) transit needs for the City and includes a Capital Improvement and financing plan. (*Policies 1 and 5*)

2. Long-Range Transit Master Plan (Proposed)

Develop a Long-range Transit Master Plan. Complete the Long-Range Transit Master Plan prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of the Land Use Element. The Plan shall include the following:

- Evaluation of Roseville's existing transit services and development of long-range solutions.
- Definition of potential transit corridors, opportunities for transit service, and identification of linkages to other transit providers, including rail service.
- Estimation of the potential benefits of improved transit services including impacts on the City's LOS standard.
- Evaluation of the cost effectiveness of transit service improvements and forecasts of available funding.
- Investigation of a range of travel modes and transportation system management/travel demand management (TSM/TDM) relationships.

- Consideration of the transit needs of all segments of the community.

Update the Long-Range Transit Master Plan when appropriate at a minimum of every five years or whenever significant modifications to the current General Plan land use allocation occur. (*Policies 1 and 5*)

3. Transit Opportunity Plan (Proposed)

Prepare, through the Public Works and Planning Departments, a Transit Opportunity Plan. Complete this Plan prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of the Land Use Element. The intent of the Transit Opportunity Plan shall be to develop standards and guidelines to encourage and support transit in the City of Roseville.

The Transit Opportunity Plan will analyze transit corridors, as identified in the Long-Range Transit Plan, for the implementation of land use and design standards as well as other goals, policies, and implementation measures that may be appropriate to promote transit use.

The Transit Opportunity Plan will identify guidelines and standards for different areas of the City, including:

- *City-wide Design Standards:* Standards that can be applied to all areas of the City.
- *Transit Corridor Land Use and Design Standards:* Standards that would be applied to transit corridors, as identified in the Long-Range Transit Plan. The standards may vary dependent upon the opportunities available for each corridor.
- *Future Transit Corridor Land Use and Design Standards:* Standards that can be applied to future transit corridors.

The Transit Opportunity Plan, in addition to examining opportunities and constraints, will include

goals and policies which address the following elements:

- Location criteria for transit supported land use
- Desired site characteristics
- Optimal mix of uses
- Desired residential densities and commercial intensities
- Secondary areas adjacent to transit corridors
- Building siting and design standards
- Street and circulation system standards
- Integration with pedestrian/bicycle systems
- Transit system accessibility
- Desired parking requirements and configurations
- Location of open space, parks and public spaces
- Relationship to surrounding land uses

Modify the General Plan and Zoning Ordinance as appropriate upon adoption of the Transit Opportunity Plan. (*Policies 1 and 5*)

4. Transit Funding and Interagency Coordination (*Ongoing*)

Prepare an annual monitoring report outlining the status of transit funding efforts through the Public Works Department. This report shall be presented for review by the Transportation Commission and City Council.

In conjunction with the planned update to the City's Roadway Cost Shares (traffic impact fees) in 1992/1993, explore the development and implementation of a transit impact fee. Pursue all available sources of funding for existing and expanded transit services including federal (i.e.,

FTA), state (i.e., TDA, and Proposition 108 and 116 funds) and local (i.e., potential assessment districts).

As the City expands its transit services, it should continue to meet the state requirements for Transportation Development Act (TDA) funding. This includes provision of parallel paratransit services with equal or greater hours of operation and maintenance of the mandated farebox recovery ratio. The City should review paratransit needs annually.

Work with Sacramento Regional Transit (RT) to obtain adequate funding for the extension of light rail transit to Roseville at the earliest possible date. This shall include the completion of a light rail funding study by the City to examine possible funding sources and opportunities. Complete the study prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of the Land Use Element.

Work with the Placer County Transportation Commission (PCTC) to obtain funding for commuter rail services between Colfax and Davis. In addition, work with Placer County Transit, Sacramento Regional Transit, and other transit providers in the area to coordinate transit routes, schedules, and fares, to facilitate transit patronage. (*Policies 1, 2, 3, 4, and 5*)

5. Specific Plans (*Proposed*)

Ensure that Specific Plans are consistent with the goals and policies of the Transit component. All future specific plans shall include a transit component and analysis which identifies opportunities for the use and extension of transit services, funding and timing options, and land/design standards to encourage the use of identified transit services. Such analysis should be coordinated and consistent with the Long-Range Transit Master Plan and Transit Opportunity Plan. (*Policy 1*)

TRANSPORTATION SYSTEM MANAGEMENT (TSM)

A. SETTING

Significant increases in residential construction, development and employment opportunities are anticipated in the South Placer region, including the City of Roseville, over the next two decades. In an effort to mitigate the negative aspects of increased traffic due to this growth, the City of Roseville has revised its Rideshare Ordinance enacted in 1983. The Transportation Systems Management (TSM) Ordinance is the result. The TSM ordinance is described in the "City of Roseville's Transportation System Management Ordinance Handbook" (January, 1991).

Transportation Systems Management (TSM) is a recognized strategy to promote more efficient use of streets, highways, parking facilities, public transit and bikeways. TSM incorporates the use of services such as public transit, in-house carpool matching, and Caltrans Sacramento Rideshare; subsidies such as employer subsidized transit passes or employer subsidized vanpools; facilities such as secure bike parking, preferential carpool and vanpool parking, and/or showers and lockers; and actions such as a written TSM plan, implementation of the plan, and subsequent monitoring.

Roseville's TSM Ordinance ensures that developers, property owners, and employers will share in the mitigation of impacts of increased growth by developing, implementing, and monitoring a Transportation Systems Management (TSM) Plan intended to:

- Reduce peak hour traffic circulation in the South Placer region and in the City of Roseville by reducing both the number of vehicle trips and vehicle miles traveled that might otherwise be generated by peak hour home-to-work commuting.
- Increase the efficiency of the existing

transportation network and contribute to achieving the City's Level of Service goal at existing intersections.

- Attain the City's Level of Service goal at intersections proposed in the specific plan areas.
- Reduce total vehicle emissions in the South Placer region and in the City of Roseville by reducing the number of peak hour vehicle trips that might otherwise be generated by home-to-work commuting.

B. OUTLOOK

The City of Roseville has been at the forefront in Placer County in developing TSM ordinances. The current ordinance provides developers, property owners and/or employers with flexibility in meeting its goals, and it has monitoring and enforcement measures. Therefore, the TSM ordinance is considered to have the proper elements to help reduce single-occupant automobile travel within the City. The TSM ordinance was implemented only recently, and its full impact on reducing travel has yet to be determined.

There are several reasons why the level of trip reduction achieved by the City's TSM ordinance is important. One, of course, is the need to achieve its roadway level of service standard. Another relates to the requirements of the California Clean Air Act (CCAA). That act, in an effort to expedite needed emissions reductions, requires that locations classified as non-attainment areas (such as Placer County) develop and implement Transportation Control Measures (TCMs) that will substantially reduce the rate of increase in vehicle miles of travel (VMT) and total vehicle trips.

Placer County is designated as a "severe" non-

attainment area because it is not expected to show ozone attainment until after 1997, despite aggressive programs. Therefore, not only do TCMs need to be applied to reduce precursor emissions, but the CCAA mandates that the control measures must achieve an average, during weekday commute hours, of 1.5 or more persons per passenger vehicle by 1999.

The Placer County Air Pollution Control District (APCD), in cooperation with SACOG, has identified the following TCMs as (1) being of specific value to the County's efforts to attain compliance with the emission reductions and (2) considered to be workable and feasible at this time in Placer County, given the County's population distribution, annual VMT, and emission reduction needs:

- Areawide carpool/vanpool matching assistance
- City or county trip reduction ordinances
- Employer-sponsored car/van/buspool programs
- Staggered work schedules, flexible work hours, compressed work week
- Suburban park and ride lots
- Provision of bikeway and bicycling support facilities
- Public awareness campaign

These measures are described in detail in the *"Placer County 1991 Air Quality Attainment Plan -- Public Review Draft."*

Roseville's TSM ordinance is a key step in meeting the requirements of the California Clean Air Act. Its overall results should be evaluated after it has had time to show some results (i.e., 2 to 3 years). The General Plan Air Quality Element also contains policies and implementation measures related to TSM measures.

Finally, Roseville's TSM Ordinance is important because all local jurisdictions in Placer County will be required to adopt "trip reduction ordinances" (TRD's) as a requirement of the Placer County

Congestion Management Program (CMP). The City's TSM ordinance will be reviewed by the Placer County Transportation Commission to determine if it meets the intent of the CMP regarding trip reduction. Since the TSM ordinance contains the proper elements, including monitoring and enforcement, it should meet the CMP guidelines.

C. GOALS AND POLICIES

GOALS: TRANSPORTATION SYSTEM MANAGEMENT

Goal 1 Reduce travel demand on the City's roadway system.

Goal 2 Reduce total vehicle emissions in the City of Roseville and the South Placer County region.

Policies:	Transportation System Management	<i>Implementation Measures</i>
1.	Continue to enforce the City's TSM ordinance and monitor its effectiveness.	- <i>Transportation Systems Management Ordinance</i> - <i>Specific Plans</i> - <i>Development Review Process</i>
2.	Work with appropriate agencies to develop measures to reduce vehicular travel demand and meet air quality goals.	- <i>Interagency Coordination</i>

D. IMPLEMENTATION MEASURES

1. Transportation System Management Ordinance

(Ongoing)

Assess, on an annual basis, the effectiveness of the City's TSM ordinance in reducing vehicle trips, and in making street, parking facilities, public transit and bikeways more effective. If the trip reduction goals are not being achieved, the TSM ordinance should be revised so that measures are taken to achieve stated goals. *(Policy 1)*

2. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the standards of the Circulation Element. This will include the provision of an overall TSM strategy. Development agreements may be utilized to secure TSM provisions. *(Policy 1)*

3. Development Review Process

(Ongoing)

Refer all development proposals to the Public Works Department for review and comment. Development proposals shall be required to ensure compliance with the required actions and measures in the City's TSM Ordinance. *(Policy 1)*

4. Interagency Coordination

(Ongoing)

Work with the Placer County Transportation Commission and the Placer County Air Pollution Control District to develop and implement traffic control measures (TCM's) that meet the goals and standards of the Placer County Congestion Management Program (CMP), the Placer County Air Quality Attainment Plan, and the Air Quality Element of the General Plan. *(Policy 2)*

BIKEWAYS / TRAILS

A. SETTING

In a society increasingly concerned with energy, environment, quality of life, and health, the bicycle provides a mode of transportation with many beneficial qualities. Traditionally viewed in our affluent society as a purely recreational transport mode, the bicycle can serve other purposes effectively if a transportation infrastructure exists which is both safe and convenient for the bicyclist.

Likewise, walking is an important mode of recreation and transportation that, together with biking and transit, is a key component in meeting the overall goals of the Circulation Element. Walking is important since not all people are able to drive cars or ride bikes. Pedestrians and bicyclists frequently use the same system of off-road facilities. Safe, convenient and adequate facilities are essential to accommodate and encourage walking and bicycle riding.

While bicyclists may legally share all but the highest classes of roadways with motor vehicles, the safety disadvantages of the bicycle tend to inhibit use. Reservation of space for bicyclists on shared facilities or the provision of separate facilities contributes to the encouragement of bicycling. Bikeways are defined as specific routes and classes which meet minimum design standards. Roseville generally follows Caltrans' design standards for the following classes of bikeways:

- *Class I bikeways*, which provide a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.
- *Class II bikeways*, which provide a restricted right-of-way designated for the exclusive or semiexclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

- *Class III bikeways*, which provide a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

In addition, Roseville has an additional classification for bikeways.

- *Class IA bikeways*, which are bike paths that have been developed as parallel widened (8') sidewalk routes along major roadways and are separated from the roadway by a landscape strip. Caltrans does not consider sidewalk facilities to be Class I facilities, and does not recommend that they be signed as bike routes. However, the Class IA facilities are still desirable for bicyclists of lower skill levels, such as children, as well as others who are hesitant to utilize on-street routes.

Figure III-7 shows the existing bikeways within the Roseville City limits by facility class. It clearly shows that bikeways are currently very limited in the City, especially in the older infill areas. Most of the existing bikeways are located in recently developed areas since bikeways were included in the City's four specific plans. Figure III-8 shows Roseville's planned bikeway system, which includes the existing bikeway system. It shows that few new bikeways are planned outside of those included in the specific plan areas.

B. OUTLOOK

The popularity of the bicycle has grown and will certainly increase in the City of Roseville for both recreational and transportation/commuter uses. This growth in popularity is due to many factors: social and economic, as well as new City and regional requirements.

There is renewed interest in physical fitness and better health among a large portion of the population which has fueled the popularity of the bicycle. Bicycling is also a "clean" form of transportation

which appeals to a large and growing part of the population. In addition, the bicycle is gradually proving itself in many communities to be a viable alternative to automotive transportation. The current and projected growth of the City and the rest of South Placer County will necessitate the development of safe and efficient facilities to handle current and long range increases in bicycle usage.

While the demand for safe and convenient routes for recreational and transportation related bicycling is growing, the City recognizes that there are serious deficiencies in Roseville's existing and planned bikeway and trail system. They are as follows:

- The City's existing bikeway and trail system is very limited.
- The planned but unconstructed bikeways are primarily those identified in the four specific plan areas. While each of the specific plan areas contain significant bikeway elements within the plan areas, they are not connected to each other. The result of this system is that, upon completion, bicycling will be accommodated for local or recreational needs within each specific plan area, but not for trips throughout the City or connecting with the remainder of the region.
- Few bikeways exist or are planned in the City's infill areas.
- The existing and planned bikeway system has a lack of connections across major barriers such as I-80 and the Southern Pacific Railroad tracks.
- There are few connections to existing or planned bikeways in surrounding jurisdictions.
- There is no official provision for or planning of bicycling amenities, such as rest facilities and parking areas.
- Bikeways are not integrated with other modes of transportation, such as transit services.
- Bikeways in the City have in the past been

divided into transportation and recreational categories, with separate planning and funding policies.

- There is a lack of designated City staff to coordinate bikeway issues and follow through with the planning, development, and implementation of the bikeway system.

Conceptual routing for bike lanes and/or trails are defined in Figure III-9. For some of these connections, more than one specific route and/or class of bikeway could be defined. Therefore, these connections are shown in a "conceptual" manner. Within the urban reserve areas, these conceptual connections are shown only to illustrate the intent of the routing system, since the underlying land use has not been established.

The success of the bikeway/trails component is predicated on implementation. Implementation is possible through the development of policies that will ensure that the goals for bicycle transportation can be achieved. The most important policy will be a commitment by the City to develop a Bikeway/Trails Master Plan.



ROSEVILLE 2010

EXISTING BIKE WAYS

LEGEND

- ○ ○ ○ ○ ○ Class I/IA
- ● ● ● ● Class II
- Class III



Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



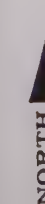
ROSEVILLE 2010 PLANNED BIKEWAY SYSTEM

LEGEND

- ooooooo Class I/IA
- Class II
- Class III



CITY OF ROSEVILLE GENERAL PLAN



Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



ROSEVILLE 2010 CONCEPTUAL BIKEWAY ROUTING PLAN

LEGEND

Planned Bikeway System

- ○ ○ ○ ○ Class I/IA
- ● ● ● Class II
- Class III

Critical Missing Bikeway Connections

- □ Primary
- □ □ Secondary
- ⊘ Implementation Issues Area*
- Ⓜ Connections to Regional Bikeways, by Bikeway Class

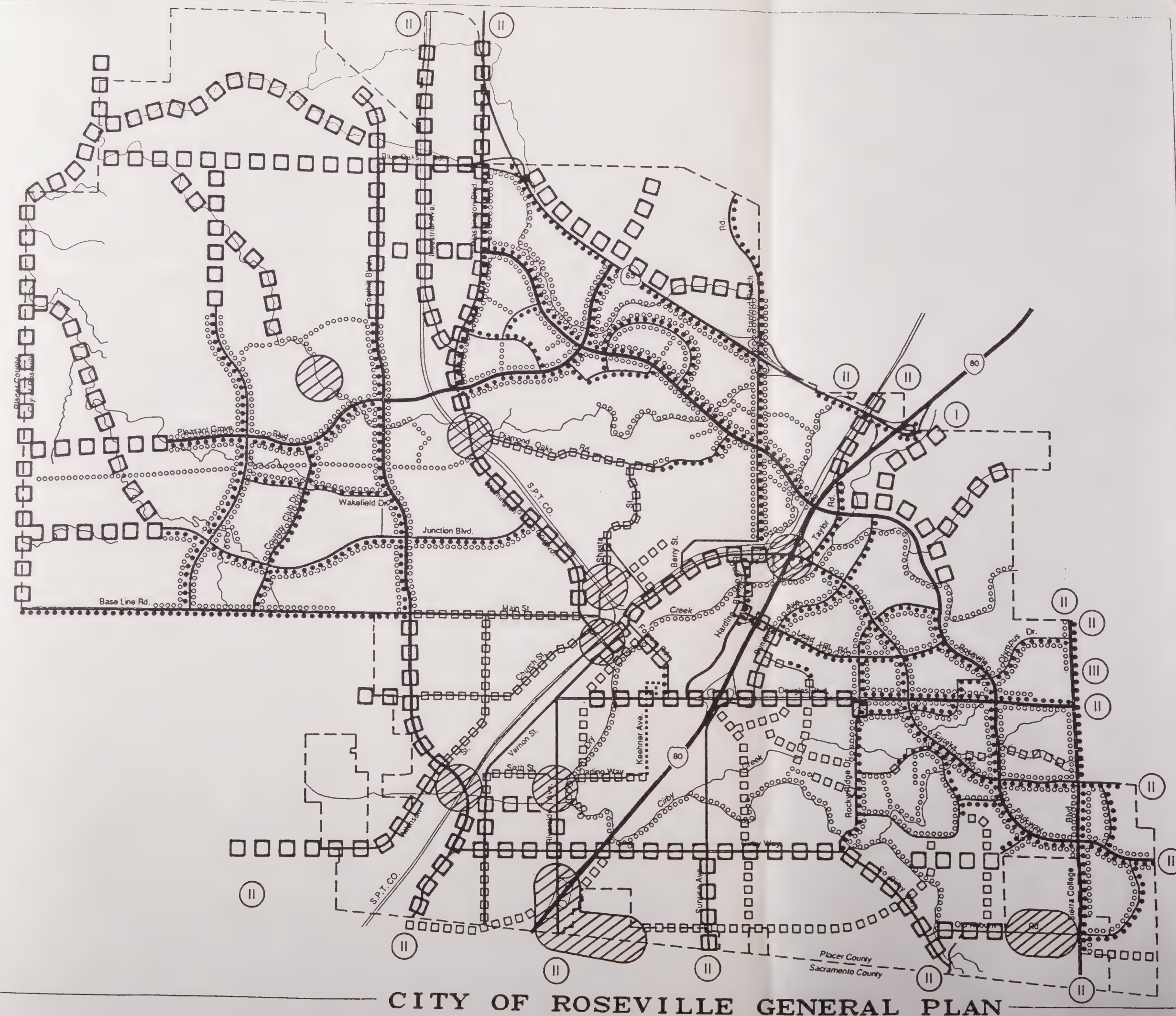
* Implementation Issues Areas are areas requiring additional study of feasibility and implementation.

NOTE
Connections through the Urban Reserve Areas are conceptual only.



Scale: 1" = 3600'

Original by DKS Engineering,
modified by City of Roseville Planning Department
Sept. 1992



C. GOALS AND POLICIES

GOAL: BIKEWAYS/TRAILS

Goal 1 Provide a safe, comprehensive and integrated bikeway and trail system that encourages the use of bikes and walking for commuting, recreational and other trips.

Policies:	Bikeways/Trails	<i>Implementation Measures</i>
1.	Develop a comprehensive and safe system of recreational and commuter bicycle routes and trails that provides connections between the City's major employment and housing areas and between its existing and planned bikeways.	<ul style="list-style-type: none">- <i>Bikeway/Trails Master Plan</i>- <i>Development Review Process</i>- <i>Specific Plans</i>
2.	Coordinate Roseville's bikeway and trail system with those of neighborhood jurisdictions.	<ul style="list-style-type: none">- <i>Interagency Coordination</i>
3.	Pursue available sources of funding for bikeways and trails.	<ul style="list-style-type: none">- <i>Trail Funding</i>

D. IMPLEMENTATION MEASURES

1. Bikeway/Trail Master Plan (Proposed)

Prepare a Bikeway/Trail Master Plan prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of the Land Use Element. The intent of the Bikeway/Trail Master Plan shall be to meet State standards for the planning and implementation of an integrated bikeway system.

The Bikeway/Trail Master Plan shall incorporate Class I, IA, II, and III bikeway systems including, but not limited to, those existing, planned, and conceptual bikeways shown on Figure III-7. In identifying bikeways, consideration shall be given to:

- Connections between major employment and housing areas
- Connections to community activity and service centers
- Connections to neighborhood activity and service centers
- Connections between existing and planned bikeways in adjacent specific plan areas
- Connections to existing and planned bikeways in neighboring jurisdictions

The Bikeway/Trail Master Plan shall address the following elements:

- Unification of recreational and transportation bikeway/trail systems
- Route selection
- Relation to land use
- Interface with other transportation modes
- Rest facilities

- Bicycle parking facilities
- Prioritization of bikeway/trail development
- Implementation/scheduling
- Identification of funding sources
- Coordination with General Plan parks and recreation and open space policies
- Development of performance standards for future development
- Trail design standards
- Policies for monitoring and maintenance
- Mountain bicycling
- Safety considerations and programs
- Citizen/community involvement
- Coordination with long-range transportation planning
- Local government and agency involvement

Modify the General Plan as appropriate upon adoption of the Bikeway/Trails Master Plan.

The Community Development Department should prepare an annual bikeway and trail status report to the Transportation Commission, Parks and Recreation Commission and City Council. The annual report should include the status of bikeway and trail implementation, status of funding sources and projected need, and an analysis of the need to update or modify the Bikeway/Trail Master Plan. (*Policy 1*)

2. Development Review Process (On-going)

Refer all development proposals to the Public Works and Parks and Recreation Departments as appropriate for review and comment. Include bikeway and trail components integrated with and incorporating the same elements as the Bikeway/Trails Master Plan in both private development proposals and public

projects. *(Policy 1)*

3. Specific Plans

(Proposed)

Ensure that All specific plans are consistent with the provisions of the Bikeway/Trails component. Update The Bikeway/Trails Master Plan upon adoption of future specific plans to reflect approved trail provisions. Development agreements may be utilized to secure trail funding and sequencing provisions. *(Policy 1)*

4. Interagency Coordination

(Ongoing)

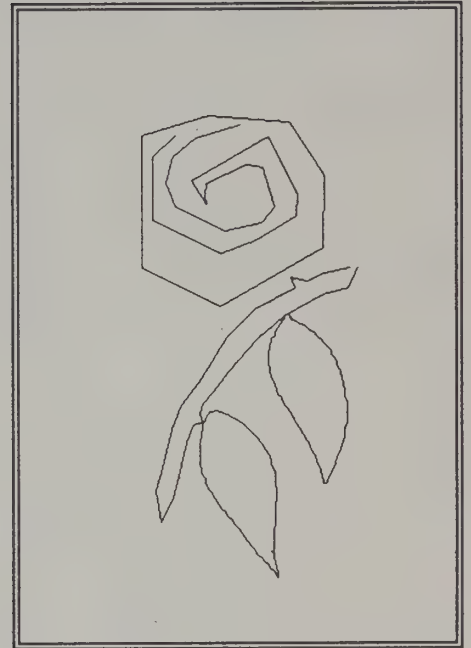
Work with neighboring jurisdictions to integrate its bikeway, pedestrian and equestrian trail system with the rest of the region. Strive to provide connections to bikeways identified in the Placer County Bikeway Master Plan, the 2010 Sacramento County Bikeway Master Plan as well as the planned bikeways in other city and community plans. The City should also coordinate the interconnection of bicycle, pedestrian, and equestrian trails to adjoining regional recreational attractions (e.g., Folsom Lake, Sacramento). *(Policy 2)*

5. Trail Funding

(Ongoing)

Identify and pursue funding sources for bikeways and trails. These shall include State, Federal and local sources. Local sources may include, but are not limited to, General Fund, fees, assessment districts, and developer contributions. *(Policy 3)*

IV. AIR QUALITY ELEMENT



2 0 1 0

City of Roseville

AIR QUALITY

Roseville currently suffers from poor air quality caused by locally generated and imported air pollutants that combine with unfavorable topographic and meteorological conditions. These local environmental conditions are exacerbated by Roseville's location adjacent to and downwind of the Sacramento metropolitan area.

To protect the well-being of its citizens, the City of Roseville recognizes the importance of establishing goals and policies to improve air quality. As a result, the City has elected to include the Air Quality Element as an optional element to the General Plan. The Air Quality Element is a focus for General Plan air quality policy, integrating related land use, transportation and circulation, transit, safety and energy issues. The Air Quality Element's policies and programs are intended to improve air quality and encourage cooperation between the jurisdictions involved in regional air quality improvement efforts.

It is the overall goal of the Air Quality Element to protect the health and welfare of the community by promoting development that is compatible with air

quality standards.

A. SETTING

The California and Federal Clean Air Acts establish air quality standards for several pollutants and require jurisdictions for areas that violate these standards to prepare and implement plans to achieve the standards by certain deadlines. Table IV-1 summarizes Placer County and the Roseville area's state and federal attainment status with regard to the criteria pollutants. The Roseville area is a non-attainment area for the state and federal ozone standards, and for the state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM₁₀). Roseville and the entire Placer County area are unclassified for carbon monoxide (CO) because monitoring is not conducted for CO in Placer County.

Given their status in relation to state and federal standards, PM₁₀, CO and ozone are the primary focus of air quality efforts in the region.

Each of the three primary pollutants are described below:

TABLE IV-1

**CRITERIA POLLUTANT ATTAINMENT STATUS
FOR THE CITY OF ROSEVILLE**

Ambient Standards		
Pollutant	California	Federal
Ozone	Nonattainment	Nonattainment
Carbon monoxide	Unclassified	Unclassified
Nitrogen Dioxide	Attainment	Unclassified
Sulfur Dioxide	Attainment	Attainment
PM ₁₀	Nonattainment	Attainment

Note: Unclassified designations indicate that sufficient monitoring data are unavailable. Unclassified areas are generally treated as attainment areas.

Source: California Air Resources Board 1989a.

- ***PM₁₀*** - Health concerns associated with suspended particles focus on those particles small enough to reach the lungs when inhaled. Few particles larger than 10 microns in diameter reach the lungs. The primary sources of PM₁₀ are road dust and construction/demolition activities.
- ***CO*** - CO levels are a public health concern because CO combines readily with hemoglobin and thus reduces the amount of oxygen transported into the blood stream. CO is primarily a winter pollution problem. Motor vehicle emissions are the dominant source of CO in most areas. As a directly emitted pollutant, transport away from the emission source is accompanied by dispersion and reduced pollution concentrations. Consequently, CO problems are usually located near congested intersections, often the result of a combination of high traffic volumes and traffic congestion.
- ***Ozone*** - Ozone is a public health concern because it is a respiratory irritant that increases human susceptibility to respiratory infections. Ozone, the main component of photochemical smog, is primarily a summer and fall pollution problem. Ozone is not emitted directly into the air but is formed through a complex series of chemical reactions including other compounds that are directly emitted. These directly emitted pollutants (also known as ozone precursors) include reactive organic gases (ROG) and nitrogen oxide (NO_x). The period required for ozone formation allows the reacting compounds to be spread over a large area, producing a regional pollution problem. Ozone problems are the cumulative result of regional development patterns, rather than the result of a few significant emission sources.

Roseville is located in the Sacramento Valley air basin portion of Placer County (Figure IV-1). Given its location, climate, topography and prevailing winds, the area receives a considerable amount of pollutants

generated elsewhere in the Sacramento metropolitan area.

According to the California Clean Air Act of 1988, the Placer County Air Pollution Control District (PCAPCD) has primary responsibility for improving air quality throughout Placer County. The California Clean Air Act requires that the PCAPCD prepare an air quality attainment plan and update it every 3 years. The PCAPCD's 1991 Air Quality Attainment Plan contains several strategies for bringing all of Placer County, including Roseville, into compliance with the California ambient ozone standards. These include strategies to reduce emissions from both stationary and mobile sources.

The 1991 Air Quality Attainment Plan contains measures to improve air quality and recognizes the need for cooperation from all jurisdictions within the county. One area in which the PCAPCD seeks cooperation from cities is in updating general plans. When cities update their general plans, the PCAPCD requests that they include specific air quality element language (described in the 1991 Air Quality Attainment Plan).

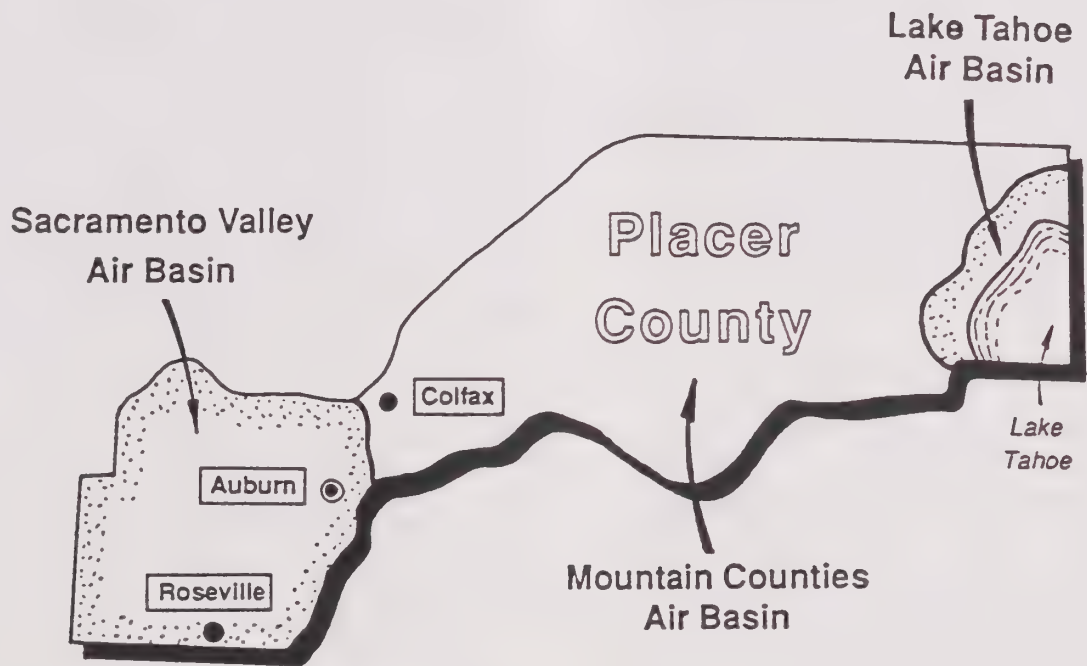
Roseville's Air Quality Element contains the goals, policies, and implementation measures described in the PCAPCD 1991 Air Quality Attainment plan. Additional language has been added to the Element to address other issues important to the citizens of Roseville.

B. OUTLOOK

A large percentage of Placer County emissions result from automobile use. Based on information generated by Placer County, the county's population and number of daily vehicle miles traveled are expected to increase by 82% overall between 1987 and 2010. It is projected that the percentage increment of pollutants resulting from automobile use will decrease over time, while the percentage attributable to other mobile and stationary sources will increase. This can partially be attributed to improved automobile emission standards. Emission trends for reactive organic gases (ROG) and oxides of nitrogen (NO_x), the two primary contributors to

FIGURE IV-1

PLACER COUNTY AIR BASINS



Placer County Air Basins	Emissions Generated Within Placer County
Sacramento Valley	85%
Mountain Counties	12%
Lake Tahoe	3%
	<u>100%</u>

high ozone concentrations and the formation of photochemical smog, are expected to drop slightly between 1987 and 1994 and then slowly increase through 2010. (Figures IV-2 and IV-3)

The projected ROG and NO_x emission controls described in the PCAPCD's 1991 Air Quality Attainment Plan are not sufficient to meet the air quality attainment standards in Placer County. No single control or strategy will solve the problem. A series of aggressive, widespread steps must be taken to reduce emissions of both stationary and motor vehicle emissions. The goals, policies, and implementation measures included in Roseville's Air Quality Element represent an important step that, in coordination with PCAPCD efforts, will contribute to a cleaner, healthier environment for the citizens of Roseville.

**FIGURE IV-2
SOURCES OF PLACER COUNTY OZONE PRECURSOR
REACTIVE ORGANIC GASSES (ROG)**

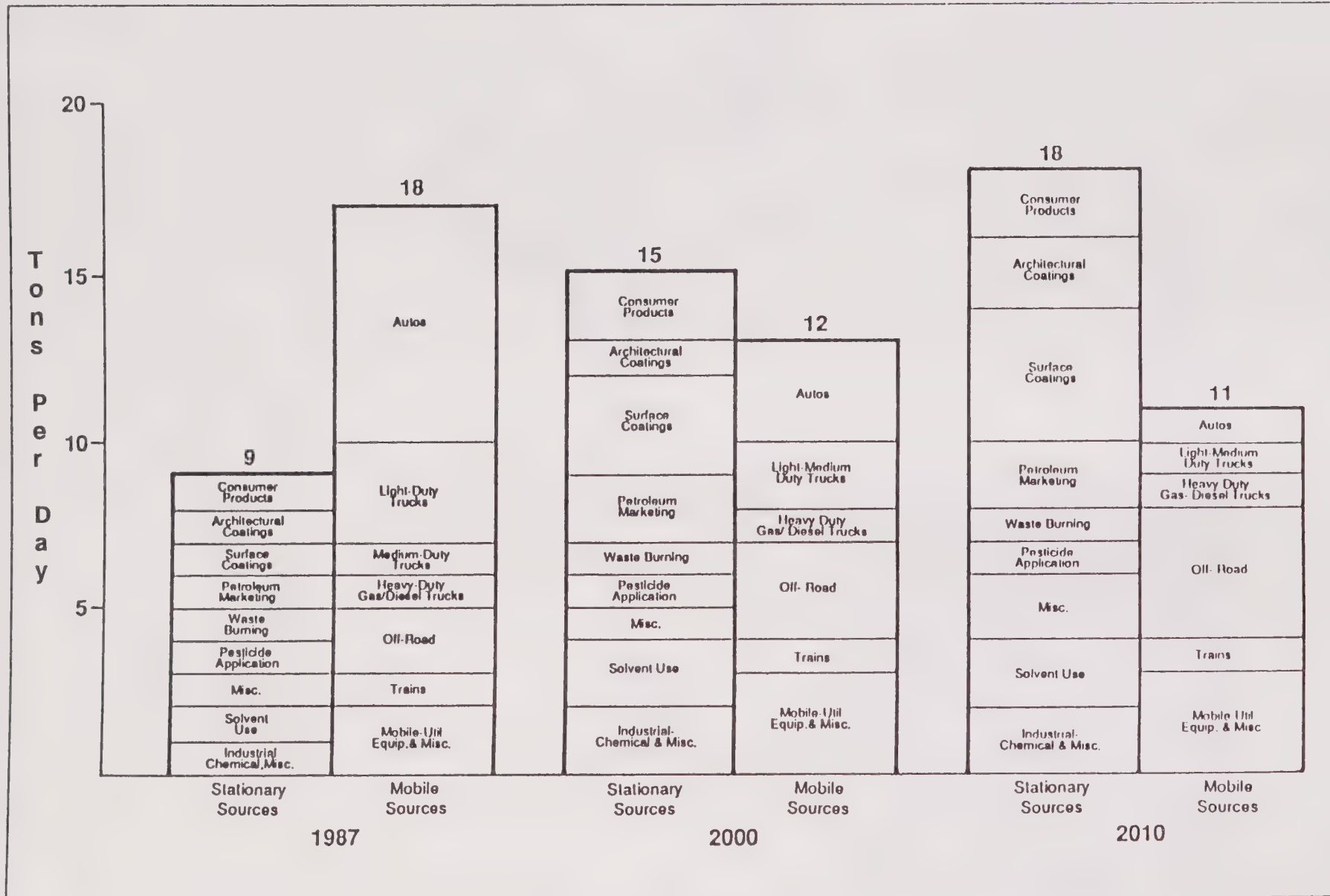
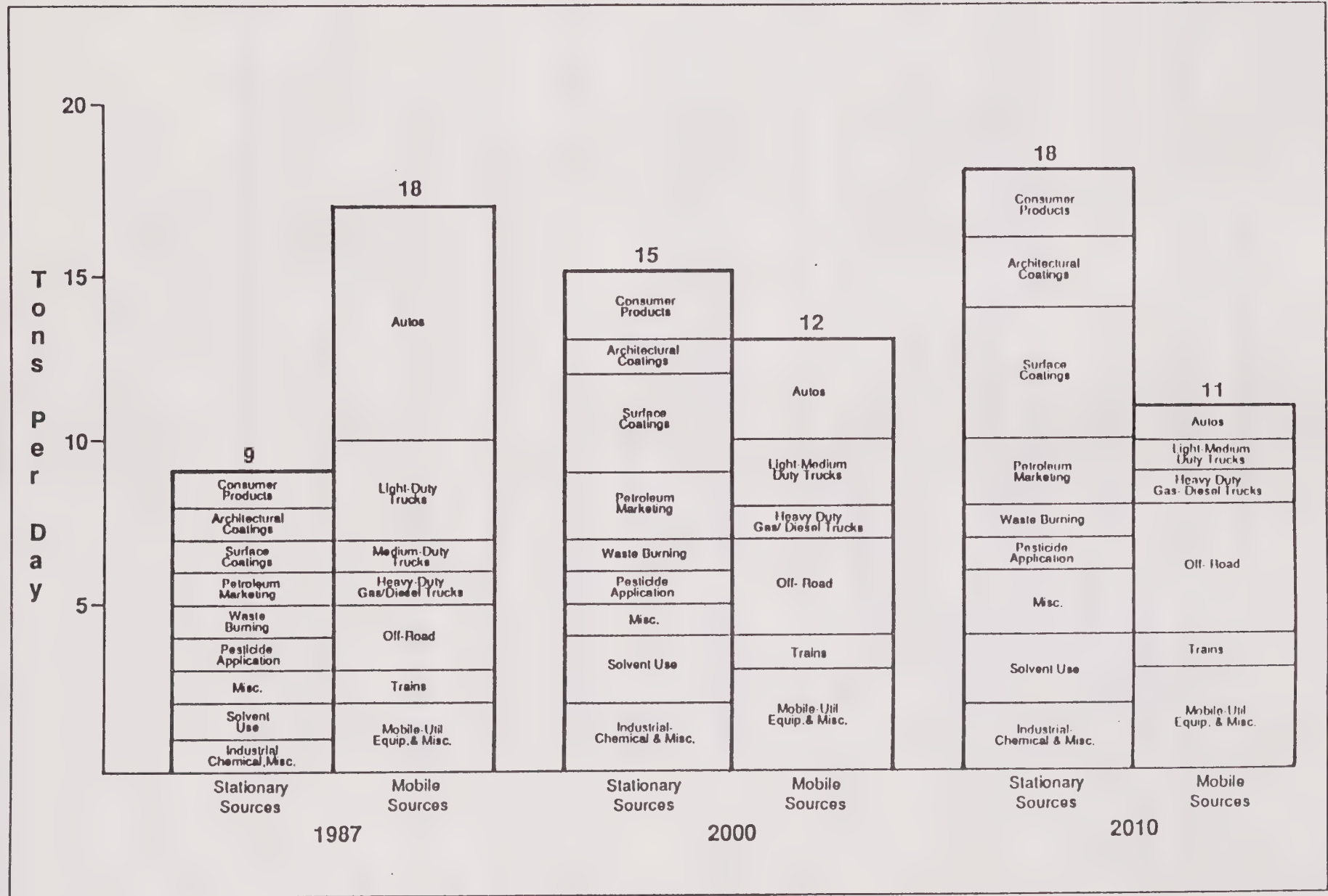


FIGURE IV-3
SOURCES OF OZONE PRECURSOR OXIDES OF NITROGEN (NO_x)



C. GOALS AND POLICIES

GOALS: AIR QUALITY

Goal 1 Improve Roseville's air quality by:

- a) Achieving and maintaining ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board; and
- b) Minimizing public exposure to toxic or hazardous air pollutants and air pollutants that create a public nuisance through irritation to the senses (such as unpleasant odors).

Goal 2 Integrate air quality planning with the land use and transportation planning process.

Goal 3 Encourage the coordination and integration of all forms of public transport while reducing motor vehicle emissions through a decrease in the average daily trips and vehicle miles traveled, and by increasing the commute vehicle occupancy rate by 50% to 1.5 or more persons per vehicle.

Goal 4 Increase the capacity of the transportation system, including the roadway system and alternate modes of transportation.

Goal 5 Provide adequate pedestrian and bikeway facilities for present and future transportation needs.

Goal 6 Promote a well-designed and efficient light rail and transit system.

Goal 7 While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.

Policies:	Air Quality - General	Implementation Measures
1.	Cooperate with other agencies to develop a consistent and effective approach to air pollution planning.	<ul style="list-style-type: none"> - <i>Interagency Coordination</i> - <i>Development Review Process</i> - <i>Transportation Systems Management (TSM) Ordinance</i>
2.	Work with the Placer County Air Pollution Control District to monitor air pollutants of concern on a continuous basis.	<ul style="list-style-type: none"> - <i>Interagency Coordination</i> - <i>Air Quality Annual Reports</i> - <i>Air Quality Funding</i>
3.	Develop consistent and accurate procedures for evaluating the air quality impacts of new projects.	<ul style="list-style-type: none"> - <i>Interagency Coordination</i> - <i>Development Review Process</i>
4.	As part of the development review process, develop mitigation measures to minimize stationary and area source emissions.	<ul style="list-style-type: none"> - <i>Mitigation Strategies: Area and Stationary Sources</i>

Policies:	Air Quality - Transportation - and Circulation - Related	Implementation Measures
5.	Develop transportation systems that minimize vehicle delay and air pollution.	<ul style="list-style-type: none"> - <i>Mitigation Strategies: Motor Vehicles</i>
6.	Develop consistent and accurate procedures for mitigating transportation emissions from new and existing projects.	<ul style="list-style-type: none"> - <i>TSM Ordinance</i> - <i>Air Quality Funding</i> - <i>Mitigation Strategies: Motor Vehicles</i>
7.	Encourage alternative modes of transportation including pedestrian, bicycle and transit usage.	<ul style="list-style-type: none"> - <i>Mitigation Strategies: Motor Vehicle Alternatives</i>

Policies:	Air Quality - Land Use-Related	<i>Implementation Measures</i>
------------------	---------------------------------------	---------------------------------------

- | | | |
|-----------|---|---|
| 8. | Separate air pollution-sensitive land uses from sources of air pollution. | - <i>Mitigation Strategies: Land Use</i> |
| 9. | Encourage land use policies that maintain and improve air quality. | - <i>Interagency Coordination</i>
- <i>Mitigation Strategies: Land Use</i> |
-

Policies:	Air Quality - Energy Conservation-Related	<i>Implementation Measures</i>
------------------	--	---------------------------------------

- | | | |
|------------|---|--|
| 10. | Conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems. | - <i>Development Review Process</i>
- <i>Mitigation Strategies: Area and Stationary Sources</i>
- <i>Mitigation Strategies: Motor Vehicles</i>
- <i>Mitigation Strategies: Motor Vehicle Alternatives</i>
- <i>Mitigation Strategies: Land Use</i> |
|------------|---|--|
-

Policies:	Air-Quality - Hazardous Materials-Related	<i>Implementation Measures</i>
------------------	--	---------------------------------------

- | | | |
|------------|---|---|
| 11. | Protect City residents from the risks involved in the transport, distribution, storage, use, and disposal of hazardous materials. | - <i>Interagency Coordination</i>
- <i>Development Review Process</i>
- <i>Hazardous Materials Regulation</i> |
|------------|---|---|

D. IMPLEMENTATION MEASURES

1. Interagency Coordination *(Ongoing)*

Coordinate with other local and regional jurisdictions, including the PCAPCD and the California Air Resources Board (ARB), in the development of regional and county clean air plans, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with the PCAPCD and ARB in:

- Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
- Establishing a monitoring station to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, and hydrocarbon concentrations.
- Developing and implementing clean fuel regulations for vehicle fleets.
- Developing consistent procedures for evaluating project-specific and cumulative air quality impacts of projects.

Submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.

Cooperate with Placer County in the identification of hazardous material users (both large- and small-scale users) and the development of an inspection process and hazardous materials management plan. *(Policies 1, 2, 3, 9, and 11)*

2. Development Review Process *(Ongoing)*

Notify and solicit comments from local and regional agencies of proposed projects that may affect regional air quality. The comments of the responding agencies will be considered during the review of the projects. The City will encourage project applicants to consult early in the planning process with Planning Department staff regarding the applicability of county-wide indirect and area wide source permit programs and TCM programs. Project review should also address energy efficient building and site designs, as well as the proper storage, use and disposal of hazardous materials.

Include identification of potential air quality impacts, and designation of design and other appropriate mitigation measures or offset fees to reduce impacts in the environmental review of a project. The City will dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures. *(Policies 1, 3, 10, and 11)*

3. Transportation Systems Management Ordinance *(Existing)*

Continue to refine, improve, and enforce the Roseville TSM ordinance and coordinate the existing TSM program with programs developed by other agencies including the Sacramento Area Council of Governments and the PCAPCD. *(Policies 1 and 6)*

4. Air Quality Annual Reports *(Proposed)*

Based on PCAPCD data and other available information, the Community Development Department should coordinate an annual air quality monitoring report to the Roseville City Council. The report shall, within the limitations of the information available, describe local carbon monoxide, ozone, and PM₁₀ ambient air quality standard violations during the past year. *(Policy 2)*

5. Air Quality Funding

(Proposed)

Explore alternative financing mechanisms for local air quality improvement programs, such as the establishment of a mitigation fee, bonds, or assessment districts, and examine whether grants are available to establish an air quality monitoring program. In addition, develop a methodology providing project proponent funding of roadway improvements that equitably shares the costs of those improvements. Similar mechanisms should be explored for other types of transportation improvements. *(Policies 2 and 6)*

6. Mitigation Strategies - Area and Stationary Sources

(Proposed)

Require area and stationary source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design, including:

- The use of best available control technology for stationary industrial sources;
- The use of EPA-certified wood stoves in new residential units;
- The use of new and replacement fuel storage tanks at refueling stations that are clean fuel compatible, if technically and economically feasible;
- The promotion of energy efficient designs, including provisions for solar access, building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and to protect from winter winds (see also Water and Energy Conservation Component of the Public Facilities Element). *(Policies 4 and 10)*

7. Mitigation Strategies - Motor Vehicles

(Proposed)

Develop mitigation strategies to reduce air emissions

from motor vehicles. These strategies, which may consist of improvements and refinements to the transportation and circulation infrastructure, which may include:

- Maintaining acceptable levels of service as specified in the Circulation Element;
- Minimizing the number of intersections along major arterials;
- Requiring traffic counter loops and traffic management hardware at major garage entrances, driveways, new intersections, and other appropriate locations;
- Synchronizing traffic signals on arterial streets to the extent possible to facilitate the flow of traffic and to minimize stops or delays;
- Considering high occupancy vehicle lanes in street and highway widening and new construction projects for arterials and wider rights-of-way;
- Filling gaps or missing links in infrastructure systems (i.e., bridge crossings, railroad crossings, street extensions) prior to the construction and occupancy of residential developments utilizing that infrastructure.

Develop strategies to minimize the number and length of vehicle trips, which may include:

- Promoting commercial/industrial project proponent sponsorship of van pools or club buses;
- Encouraging commercial/industrial project day care and employee services at the employment site;
- Encouraging the provision of transit, especially for employment-intensive uses of 200 or more employees;
- Providing subscription bus service to major trip generators or events;

- Discouraging single-occupant vehicle trips through parking supply and pricing controls or other measures identified by the PCAPCD;
- Providing incentives for the use of transportation alternatives;
- Providing expansion and improvement of public transportation services and facilities;
- Encouraging public transit use and the formation of car pools in new areas by requiring bus turnouts, bus shelters, and/or park-and-ride lots;
- Locating public facilities in areas easily served by public transportation;
- Requiring that large developments (eg. specific plans, large commercial or residential uses) dedicate land for use as park-and-ride lots if suitably located, or requiring large developments to provide park-and-ride spaces if located adjacent to regional transit facilities. *(Policies 5, 6, and 10)*

8. Mitigation Strategies - Motor Vehicle Alternatives

(Proposed)

Encourage transportation alternatives to motor vehicles by developing infrastructure amenable to such alternatives by doing the following:

- Develop and implement Master Bikeway/Trails, Long-range Transit and Transit Opportunity Plans as specified in the Circulation Element;
- Consider right-of-way requirements for bike usage in the planning of new arterial and collector streets and in street improvement projects;
- Require that new development be designed to promote pedestrian and bicycle access and circulation;

- Provide safe and secure bicycle parking facilities at major activity centers, such as public facilities, employment sites, and shopping and office centers;
- Provide convenient and safe pedestrian and bike movement through the large parking areas that surround large retail and office centers;
- Provide safe pathways that link residential areas to schools, parks, services, and employment areas and transit facilities;
- Promote project design that encourages pedestrian and cyclist use, including clear and safe connections between projects and uses;
- Install sidewalks in residential and commercial developments with protective curbing and adequate lighting and pedestrian amenities. *(Policies 7 and 10)*

9. Mitigation Strategies - Land Use

(Proposed)

Encourage land use development to be located and designed to conserve air quality and minimize direct and indirect emissions of air contaminants by doing the following:

- Locate air pollution point sources, such as manufacturing and extracting facilities, in areas designated for industrial development and separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals);
- Establish buffer zones (e.g., setbacks, landscaping) within residential and other sensitive receptor site plans to separate those uses from freeways, arterials, hazardous material locations and other sources of air pollution or odor;
- Consider the jobs-housing relationship (i.e., the proximity of industrial and commercial uses to major residential areas) when making

land use decisions;

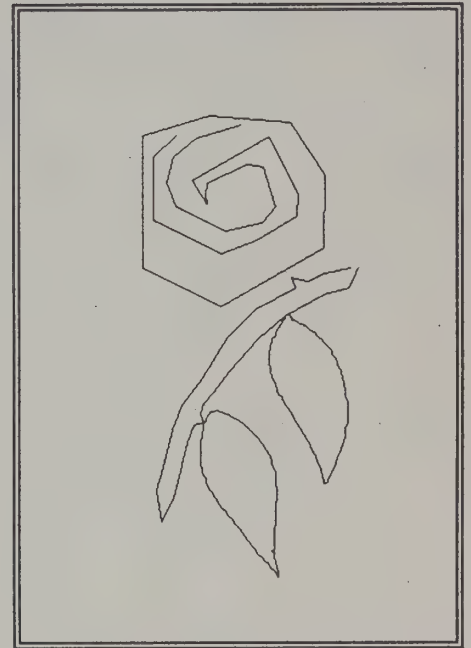
- Provide for the location of ancillary employee services (including but not limited to child care, restaurants, banks, and convenience markets) at major employment centers to reduce midday vehicle trips;
- Provide for mixed-use development through land use and Zoning to reduce the length and frequency of vehicle trips;
- Consider increased intensity of development along existing and proposed transit corridors (see the Long-Range Transit Plan and Transit Opportunity Plan described in the Circulation Element);
- Accommodate a portion of the projected population and economic growth of the City in areas having the potential for redevelopment or revitalization;
- Locate public facilities (libraries, parks, schools, community centers, etc.) with consideration of transit and other transportation opportunities;
- Preserve rights-of-way and station sites along future light rail extensions;
- Encourage clustering land uses that generate high volume trips where they can be adequately served by public transportation;
- Encourage small neighborhood-serving commercial uses within or adjacent to residential neighborhoods when such areas are aesthetically compatible with adjacent areas; do not create conflicts with neighborhood schools; minimize traffic, noise, and lighting impacts; encourage and accommodate pedestrian and bicycle access; and are occupied by commercial uses that have a neighborhood-scale market area rather than a community-wide market area.;
- Encourage a development pattern that is contiguous with existing developed areas of the City. (*Policies 8, 9, and 10*)

10. Hazardous Materials Regulations

(Existing)

Regulate the use, storage and disposal of hazardous materials consistent with the provisions of state and federal regulations, and the policies of the Safety Element. Emphasis will be given to minimizing public exposure to hazardous materials by requiring proper storage and disposal of such materials to prevent leakage, explosions, fires or the escape of harmful gases. The City will maintain compatibility between hazardous material users and surrounding land uses to insure public safety. (*Policy 11*)

V. OPEN SPACE AND CONSERVATION ELEMENT



2010

City of Roseville

OPEN SPACE AND CONSERVATION

Open Space System Vegetation and Wildlife Groundwater Recharge and Water Quality Archaeological, Historic and Cultural Resources

State law requires each general plan to address open space and conservation issues including the preservation, management and efficient use of open space and natural resources. The state has defined open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety. Conservation efforts are intended to focus on the wise management of natural and manufactured resources to assure their continued availability for use, appreciation, and enjoyment.

The City recognizes that open space land is limited and that valuable resources must be conserved wherever possible. For many in Roseville, the City's open space setting is a highly valued natural resource. Given the strong interrelationship between open space and conservation issues, the City of Roseville has chosen to combine discussion of these items into a single Open Space and Conservation Element.

Resources provide both tangible and intangible benefits. Oak woodlands and riparian areas, for example, provide benefits to the City not only in the diversity of species they support, but in their aesthetic appeal to City residents.

The challenge for Roseville is to balance the preservation of open space, and other tangible and intangible resources, with continued growth and development. In addition, natural resources will need to be managed in a manner that allows resident use and benefit, while ensuring the long-term value and availability of the resources.

The Open Space and Conservation Element provides goals and policies intended to ensure the current and future preservation, enhancement and management of the natural resources in the City. The element includes the following components:

Open Space System defines the basic form, structure and use of the City's open space system. Emphasis is placed on creating an interconnecting system of open space which balances natural preservation with human use. Included in the open space system are natural habitat, greenbelt, and park and recreation lands in both public and private ownership.

Vegetation and Wildlife identifies the primary components of the City's natural systems and defines their relationship to the open space network. The preservation and management of grasslands, oak woodlands, riparian areas, seasonal

wetlands, and special-status species are discussed.

Groundwater Recharge and Water Quality focuses on protecting the quantity of groundwater and the quality of surface water resources.

Archaeological, Historic and Cultural Resources identifies Roseville's heritage, providing direction for the preservation, enhancement and management of historic sites and buildings.

The broad scope of issues addressed in the Open Space and Conservation Element overlap with other elements of the General Plan. Table V-1 reflects the relationship of open space and conservation issues to other General Plan elements. The Open Space and Conservation Element should be used in combination with the other elements to insure full implementation of all General Plan resource related policies.

There are no prime farmlands or agricultural operations generating principle income in Roseville. In addition, mineral resources, consisting of sand and gravel, are limited and no mineral extraction operations currently exist or are anticipated to exist in the City during the planning period. No policies relating to agricultural or mineral resources, therefore, have been included in the Open Space and Conservation Element. Should the City decide to expand in the future, policies relating to these issues may need to be considered.

Although the plan focuses on the current General Plan land use allocation and boundaries, it is intended that the goals, policies and implementation measures contained herein will also apply should the City determine to increase its land use allocation or boundaries.

It is an overall goal of the Open Space and Conservation Element to preserve a comprehensive interconnecting system of open space, encompassing preservation and enhancement of natural habitat and significant resource areas, for the use, appreciation and enjoyment of the community.

**TABLE V-1
OPEN SPACE AND CONSERVATION ISSUES
RELATIONSHIP TO GENERAL PLAN ELEMENTS**

<p style="text-align: center;">Land Use</p>	<ul style="list-style-type: none"> ● Open Space Land Use Definitions ● Urban Reserve Performance Standards
<p style="text-align: center;">Air Quality</p>	<ul style="list-style-type: none"> ● Air Quality Conservation
<p style="text-align: center;">Open Space & Conservation</p>	<ul style="list-style-type: none"> ● Open Space System ● Vegetation & Wildlife ● Groundwater Recharge & Water Quality ● Archaeological, Historic & Cultural Resources
<p style="text-align: center;">Parks & Recreation</p>	<ul style="list-style-type: none"> ● Parks & Recreation Definitions, Standards & Siting Criteria
<p style="text-align: center;">Public Facilities</p>	<ul style="list-style-type: none"> ● Water & Energy Conservation ● Source Reduction & Recycling
<p style="text-align: center;">Safety</p>	<ul style="list-style-type: none"> ● Flood Control ● Geologic and Seismic Safety

OPEN SPACE SYSTEM

A. SETTING

Open space provides both relief from urbanization and access to natural areas in and around the community. In addition, open space lands provide an opportunity for habitat preservation and enhancement. Roseville has numerous natural areas which serve open space functions. A majority of these focus on the oak and riparian environments along the City's creek systems.

Roseville's overall open space system consists of a variety of natural and man-made elements. At the present time there is approximately 422 acres of land in the City designated for open space use. A majority of this acreage consists of flood plains, wetlands, watershed areas and associated woodlands. This total does not include traditional parks, golf courses, or urban reserve lands.

The General Plan Land Use Element identifies two land use categories, Open Space and Parks & Recreation, to be applied to the various types of open space lands. These designations are generally reflected on Figure V-1, Open Space Areas. Definitions for the categories above can be found in the Land Use Designations, Definitions and Standards Component of the Land Use Element. The open space land use categories will be overlaid by corresponding zoning districts which will further define their uses and limitations.

Open space of all types, including natural and man-made, are to be preserved throughout the City. It is intended that these resources will be primary factors in defining the City's identity and character.

The City has assigned priority to the development of a comprehensive open space network, connecting public and private open space lands, and providing access to destinations throughout the City and surrounding areas. Although some of the designated open space resources may not be naturally contiguous, they bear a positive and direct relation to each other through the formation of connecting corridors. Providing linkages between

these components allows for wildlife, pedestrian and bicycle circulation, as well as other potential passive recreation and educational opportunities. A regionally linked system also allows for connections to adjacent communities.

B. OUTLOOK

Preservation of open space and natural areas for habitat protection, as well as the enjoyment of Roseville citizens, is a basic goal of the Roseville General Plan. Current and planned development present a challenge to the City in achieving this goal. However, proper implementation of supporting programs, development standards and guidelines will help preserve and enhance designated open space and natural habitat areas, and insure that such areas are properly considered and conserved when analyzing future development.

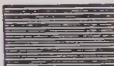

Should the City decide to expand beyond its current urban land use allocation, development could potentially occur within urban reserve areas. These areas contain open space resources of significant value to the community. Figure V-1 generally includes some of the identified natural open space resources within the urban reserve areas. The exact boundaries and methods of preservation for these resources would need to be determined consistent with the goals and policies of this element and the remainder of the General Plan. Specifics relating to urban reserve properties are found in the Growth Management Component of the Land Use Element.



ROSEVILLE 2010

OPEN SPACE AREAS

LEGEND

-  CITY PARKS AND RECREATION AREAS
-  FLOODWAY AND OPEN SPACE

**NOTE: Precise boundaries of Open Space areas in the Urban Reserve areas have not been officially mapped.*

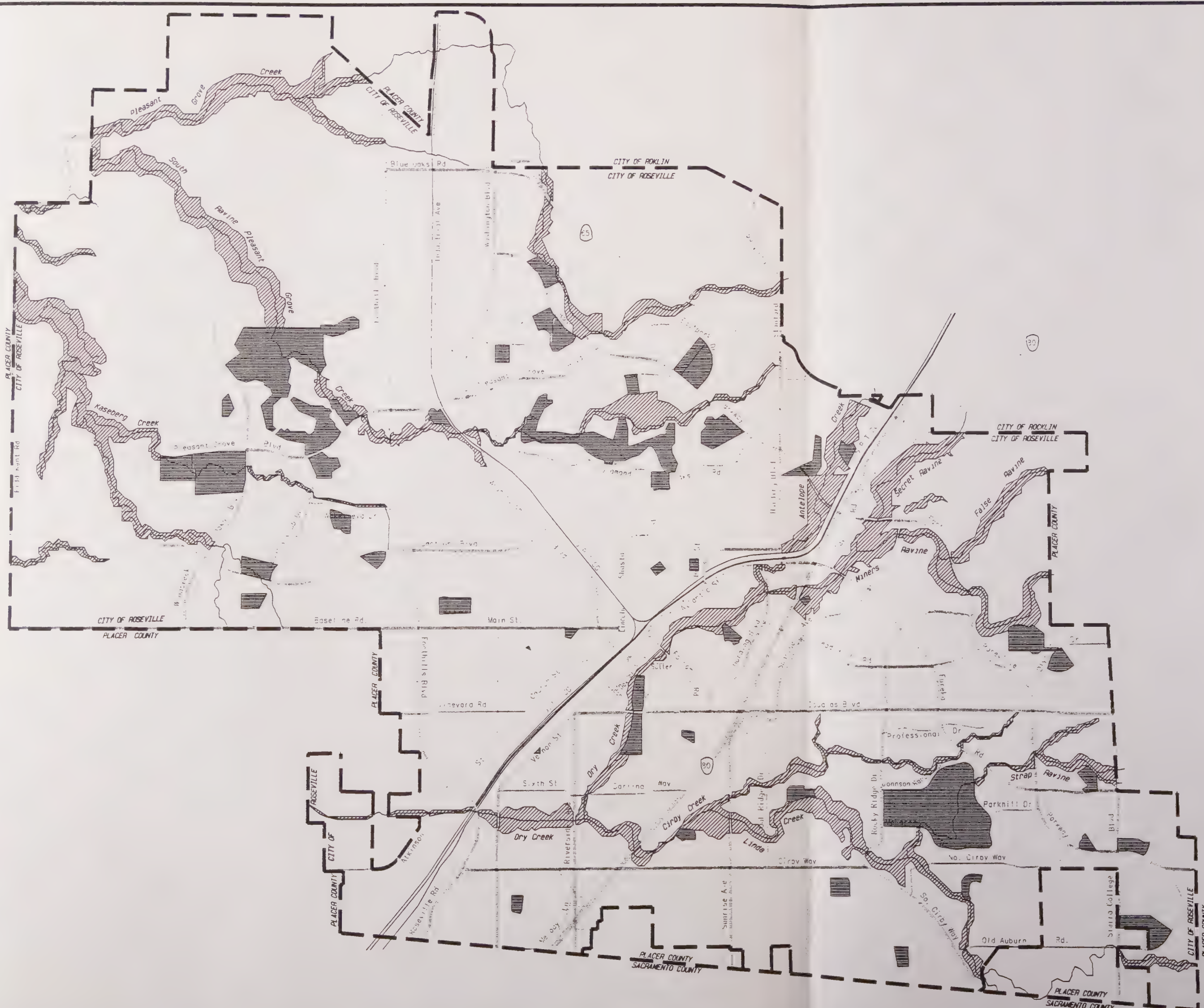


Scale: 1" = 3600'

GP3600 Basemap revised Dec. 1992

City of Roseville Planning Department

gposarea. 02.24.93
Date '92



C. GOALS AND POLICIES

GOALS: OPEN SPACE SYSTEM

- Goal 1* Establish a comprehensive system of public and private open space, including interconnected open space corridors which should include oak woodlands, riparian areas, grasslands, wetlands and other open space resources.
- Goal 2* Utilize the open space system to connect neighborhoods and separate development areas within the City.
- Goal 3* Provide access to public open space areas through the establishment of a series of public linkages, that will be adequately managed and protected.
- Goal 4* Integrate where feasible; passive recreational and educational opportunities with the protection of wildlife and vegetation habitat areas.
-

Policies: Open Space System

Implementation Measures

1. Provide an interconnecting system of open space corridors which, where feasible, incorporate bikeways and pedestrian paths.

Each of the following measures shall be utilized, as applicable, to implement all of the policies of the Open Space System Component:

2. Provide interconnected open space corridors between open space and habitat resources, recreation areas, schools, employment, commercial service and residential areas.

- Land Use Designation
- Zoning Ordinance
- Specific Plans
- Development Review Process
- Resource Inventory
- Preservation Mechanisms
- Maintenance and Management Programs
- Intergovernmental Coordination
- Bikeway/Trail Master Plan
- Community Design Guidelines
- Parks Master Plan
- Public Education Programs

3. Work with adjacent jurisdictions to connect the City with regional open space and trail systems, providing a network of open space and habitat resources, pathways and, where reasonable, equestrian trails, through the City to link nearby communities.

4. Require all new development to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation

of open space connections, identify alternative linkages.

5. Provide access to public open space resources except in those areas determined by the City to be sensitive to human presence.
6. Take into account consideration of natural habitat areas in developing linkages and in preserving open space areas. Identify alternate sites for linkages where sensitive habitat areas have the potential to be adversely impacted.
7. Maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas and coordination with non-profit organizations.
8. Provide opportunities for public education through the City's public open space system, natural resource areas, and parks and recreation facilities.
9. Where feasible, entryways into Roseville shall incorporate the preservation of natural resource areas, such as oak woodland, riparian and grassland areas, as a way of defining the City's boundaries and identity.

D. IMPLEMENTATION MEASURES

Each of the following measures shall be utilized, as applicable, to implement all of the goals and policies of the Open Space System Component:

1. Land Use Designation

(Existing)

Designate all areas identified for open space use and/or habitat preservation, with the appropriate open space land use designation as defined in the Land Use Element.

2. Zoning Ordinance

(Proposed)

Modify the Zoning Ordinance to include open space land use and development regulations consistent with the goals and policies of the Open Space and Land Use Elements.

3. Specific Plans

(Proposed)

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources including grasslands, woodlands, wetlands, riparian areas, floodplains, recreation areas and other open space and habitat resources. This will include areas of scenic or educational value.

Particular attention shall be given to comprehensive resource conservation efforts for the entire plan area. Specific plans shall create open space systems which insure the preservation of designated open space and habitat resources, create corridors between the resources, link various specific plan land uses and services, link the plan area with the remainder of the City, and accommodate regional open space and trail systems. Corridors shall be

designed to consider the convenient movement of wildlife and path users with minimal restrictions from roadways and other urban features. Specific Plans shall describe methods of preservation, long-term maintenance and provisions for management. Development agreements will be utilized to ensure preservation, maintenance and management techniques.

4. Development Review Process

(Ongoing)

Refer any development proposal which has a direct or indirect impact on designated open space, significant habitat, or drainage areas to the Community Development, Parks and Recreation and Public Works Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the jurisdiction of outside agencies, including the California Department of Fish and Game, California Water Quality Control Board, US Army Corps of Engineers, US Fish and Wildlife Service and US Environmental Protection Agency, refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of resources, assessment of potential project impacts, identification of preservation techniques, and other mitigation and monitoring measures. Parcels shall not be created for urban purposes when significant natural resources would make such parcels undevelopable, unless City approved mitigation programs are incorporated.

In addition to open space preservation, explore development alternatives and standards to minimize impacts on open space areas. Such techniques may include grading standards, limitation of development intensity and cluster development. Development design should maximize the total open space frontage visually accessible to public view. Where appropriate, encourage native plants and landscaping that provide wildlife habitat. Address project linkages to local and regional open

space networks through project review. Where appropriate, utilize development agreements to ensure open space preservation, maintenance and management techniques.

5. Resource Inventory

(Proposed)

In conjunction with environmental review per CEQA, require that resource field surveys be submitted concurrent with development applications inventorying the type, quantity and quality of existing open space resources and conditions. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed, is within an adopted specific plan area, or contains resources considered less than significant. The completed surveys will be used in evaluation of individual projects as well as in the compilation of a comprehensive natural resource inventory for the City.

6. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and ensure the preservation of designated open space resources. Such mechanisms may include, but are not limited to, dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservation of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access, and where public management and maintenance can not be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City approved mechanism.

Where feasible, and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations.

7. Maintenance and Management Programs

(Proposed)

Accompany the designation of any area as open space with a program to insure the long-term maintenance and management of the area. The program shall address the frequency and type of maintenance needed, management and monitoring provisions to ensure the continued viability of the resource, and designated costs and funding sources. When the open space area is required as the result of permits issued by federal or state agencies, the maintenance and management programs shall be consistent with applicable permitting requirements. The City shall consider the establishment of maintenance districts to ensure sufficient funding for maintenance. Funding should consider law enforcement costs to ensure protection of natural values, improvements, public use and adjacent properties.

8. Intergovernmental Coordination

(Ongoing)

Consult, at the earliest possible opportunity, with adjacent jurisdictions and responsible agencies to ensure the coordinated designation and preservation of open space areas. Such efforts shall consider continuity of areas between jurisdictions, potential connections between communities and regional systems, and opportunities for regional resource preservation and banking.

9. Bikeway/Trail Master Plan

(Proposed)

Prepare a Bikeway/Trail Master Plan as specified in the Circulation Element. This plan shall identify bikeway and pedestrian linkages throughout the City, including connections through and between open space resources.

10. Community Design Guidelines

(Proposed)

Prepare Community Design Guidelines as specified in the Land Use Element. The guidelines will include standards to promote the integration of the natural and built environments, and standards for City entryways.

11. Parks Master Plan

(Proposed)

Prepare a Parks Master Plan as specified in the Parks and Recreation Element. The Master Plan will include a full assessment of traditional and non-traditional park lands and recreation opportunities.

12. Public Education Programs

(Ongoing)

The City will participate in public programs emphasizing awareness of open space and resource conservation issues. When feasible, such programs should be coordinated with the local school districts and community groups. Efforts will be made to reach all households and provide accessibility through the timing and location of these programs.

VEGETATION AND WILDLIFE

A. SETTING

Vegetation and wildlife resources and corridors are an important component of the overall open space system. These resources, including trees, wetlands riparian and creek areas, have been the historic focus of preservation efforts in Roseville. If future generations are to enjoy and benefit from the resources available to the present generation, these finite and fragile resources need to be preserved and managed.

The vegetation and wildlife resources found in Roseville can be broadly classified by habitat types. The grasslands, oak woodlands, riparian areas, creeks, and seasonal wetlands support a wide variety of plant and animal species. Where feasible, the focus of preservation efforts shall be multi-purpose. It is preferred, as an example, to preserve woodlands, grasslands and wetlands in combined rather than separate and unconnected settings.

The various habitat types are summarized below. Table V-2 lists the common plant and wildlife species associated with each habitat type. Figure V-2 generally reflects the location of the habitat areas in Roseville.

Annual Grasslands. Large tracts of self sustaining grasslands still exist in the northern and western undeveloped edges of Roseville. Less extensive areas of grassland can be found in smaller undeveloped areas scattered throughout the City. Before the Spanish and later immigrants arrived in the Central Valley, the grasslands consisted of native species. The effects of grazing and clearing large tracts for agriculture resulted in the decline of native species, so that today most of the grasslands in the region are non-native. These areas do, however, provide important habitat for birds and other wildlife.

Oak Woodlands, Riparian and Creek Areas. The oak woodlands found in Roseville generally occur in proximity to the City's major stream channels. The microclimates and alluvial soils provide ideal

conditions for the deeper rooting shrubs and trees found in these habitats. Most woodland areas are relatively open, with little shrub growth.

The riparian areas support much wider biological diversity. Situated along and within the City's creeks and watercourses, the riparian corridors are a source of food and water, and provide cover, nesting sites and migration and dispersal corridors for wildlife. Riparian areas are important in flood protection and they improve air and water quality through natural filtering. The oak woodland areas and riparian and creek habitats represent resources to the City not only in the diversity of species they support, but also in their natural open space and aesthetic values. The City's creek systems are further described in the Groundwater Recharge and Water Quality Component of this element.

The City regulates the protection of its native oak trees through the Tree Preservation Ordinance. This ordinance includes standards which limit disturbance within the protected zones of oaks, and emphasizes avoidance of trees. Where avoidance is not feasible, and tree removal is authorized by the City, replacement is required on an inch for inch basis. The Tree Preservation Ordinance has, and will continue to be, a highly valuable tool in protecting Roseville's oak trees and habitat.

Seasonal Wetlands. Many of the wetland areas found in Roseville are seasonal in nature, receiving, retaining or transporting water only during the wet season. Wetlands are subject to the regulations of the U.S. Army Corps of Engineers under the provisions of Section 404 of the Clean Water Act. Two primary types of seasonal wetlands are found in the City: intermittent drainages and vernal pools.

Intermittent drainages are typically narrow channels one to ten feet in width which flow over a variety of substrata in Roseville. Most are wet only during the winter, transporting run-off. They typically are dry during the summer with scattered ponds, but may contain water from adjacent urban runoff.

Vernal pools represent a significant seasonal wetland resource in Roseville. They are considered unique not only due to their limited natural occurrence and distribution, but also because of the unique native plant species they support. Found in the valley grassland areas, vernal pools are typically small, shallow, hardpan-floored depressions that fill with water during the wet winter season, gradually drying by late spring or early summer.

Two types of vernal pools occur in the Roseville area. The first, northern volcanic mudflow vernal pools, occur in shallow depressions on Mehrten mudflow formations where the slope is generally less than two percent. The second type of vernal pool is the northern hardpan. These generally occur on the Inks or Cometa soil series found at the lower watershed portions of creek floodplains.

During the wet season, the pools provide special habitat required for unique plant species whose germination, growth and reproductive cycle coincides with the availability of collected water. There is significant variety between individual pools both in the length of time they remain wet, and in the diversity of plant species present.

Vernal pool habitats, although relatively abundant in Roseville and the Sacramento/Placer County region, are considered unique on a statewide basis. The fact that several plant species only occur in association with these special habitats has triggered concern about their inventory and preservation.

Special-Status Species. The California Department of Fish and Game maintains the California Natural Diversity Data Base. This data base includes known locations of plant and animal species which are officially listed (state and federal) as endangered, rare and threatened, plus those species considered by the scientific community to be deserving of such listing.

The sensitive plant species which may be found within Roseville are primarily associated with vernal pool environments and include: Bogg's Lake hedge hyssop (*Gratiola heterosepala*), Dwarf downingia (*Downingia humilis*) and Vernal pool brodiaea (*Dichelostemma lacuna-vernalis*). Bogg's Lakehedge Hyssop is listed as endangered by the

state and California Native Plant Society (CNPS). Dwarf Downingia and Vernal Pool Brodiaea are both included on the CNPS "watch list" and are of sufficiently limited distribution to warrant continued monitoring. Vernal pools in the City may also contain fairy shrimp, two species of which have been proposed for listing by the U. S. Fish and Wildlife Service.

Although no federal or state classified rare or endangered wildlife species are known to inhabit Roseville, favorable habitats for these species can be found in the area. Bald eagles have been sighted near Folsom Lake and the American peregrine falcon is found in the Sacramento Valley. The Cooper's hawk is on the California Department of Fish and Game list of Species of Special Concern. While sightings of them have been limited, there are known nesting sites within the City.

B. OUTLOOK

The preservation and protection of habitats and wildlife is an important goal of the Roseville General Plan. In order to properly analyze potential impacts of planned development, resource field surveys will be required during the development review process. The completed surveys, as well as the compilation of a comprehensive natural resource inventory for the City, will be used to evaluate individual projects.

The potential loss of Roseville's natural areas from development pressures represents a threat to these sensitive habitats. The City will be challenged in balancing resource preservation with development needs. Woodland, riparian and wetland preservation efforts will focus on avoidance first, with compensation utilized when avoidance is not feasible. The goal of such efforts is to ensure a no-net loss of significant resources. Preservation efforts will require close coordination with the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and Environmental Protection Agency.

TABLE V-2
COMMON PLANT AND WILDLIFE SPECIES FOUND IN THE ROSEVILLE AREA

I. Grassland Environments

Plant Species: Wild oat, wild barley, bromes, tarweed, fescues, foxtail grass, clovers, popcorn flower, lupine brodiaea, owls clover, goldfield and larkspur. Few trees are supported in these grassland habitats due to limited soils, lack of moisture, predominance of shallow hardpan, and past grazing activities.

Wildlife Species: Mammals such as the broad-footed mole, San Joaquin pocket mouse, western harvest mouse, deer mouse, house mouse, California ground squirrel, pocket gopher, blacktailed jackrabbit, striped skunk, badger and coyote; birds such as the ring-necked pheasant, common barn owl, burrowing owl, short-eared owl, rufous-crowned sparrow, lark sparrow, red-winged blackbird and western meadowlark; and reptiles and amphibians including the common king snake, western garter snake, western rattlesnake, gopher snake, racer, western toad, western spadefoot toad, slender salamander, and Pacific treefrog.

II. Oak Woodland and Riparian Environments

Plant Species: Oaks are the most visually dominant plant species found in the oak woodlands and riparian areas. A majority of the oaks are interior live, blue, or valley oaks. Other tree species found include digger pine, California buckeye, Fremont cottonwood, sycamore, willow, and black walnut. Understory species include buckbrush, coffeeberry, poison oak, yerba santa and blackberry.

Wildlife Species: Mammals such as the gray fox, coyote, opossum, California myotis, big brown bat, western gray squirrel, brush mouse and spotted and striped skunks; Birds such as the red-tailed hawk, turkey, mourning dove, California quail, white crowned sparrow, Anna's hummingbird, scrub jay, mockingbird, turkey vulture, black-shouldered kite, barn owl, northern pygmy owl, long-eared owl, western screech owl, acorn woodpecker, Nuttalls woodpecker, downy woodpecker, northern flicker, yellow-billed magpie, bushtit, plain titmouse, wrentit, Bewick's wren, white-breasted nuthatch, American robin, European starling, rufous-sided towhee, brown-headed cowbird, house finch, lesser goldfinch, and American goldfinch; Reptiles and amphibians including the alligator lizard, gopher snake, common king snake, western garter snake, ringneck snake, aquatic garter snake, western rattlesnake, racer, slender salamander, arboreal salamander, western toad, western spade-foot toad, pacific tree frog and bullfrog; and fish including the Sacramento squawfish, bluegill, green sunfish, Sacramento perch, brown bullhead, mosquito fish and minnows. Some of the watercourses in the City are intermittent which limits fisheries, but there are seasonal occurrences of the various fish species listed above. Salmon are found in both Linda and Dry Creeks, and salmon fingerlings have in the past been planted in Miners Ravine by the California Department of Fish and Game.

III. Seasonal Wetland Environments

Plant Species: Mesa mint, popcorn flower, navarretia, toad rush, goldfields, coyote thistle and woolly marbles. Plant species of special concern include Boggs Lake hyssop, dwarf downingia and vernal pool brodiaea.

Wildlife Species: Crustaceans and insects are the predominant invertebrates which occur in this habitat including; fairy shrimp, water fleas, clam shrimp, seed shrimp, rotifers, dragonflies, water beetles, mosquitoes, mayflies, water bugs, water boatmen, water striders and back swimmers. Several migratory bird species also utilize seasonal wetlands for varying periods of the year, including mallards, killdeer, greater yellowlegs, least sandpipers, common snipe and great blue heron.



ROSEVILLE 2010

HABITAT TYPES

LEGEND

OAK WOODLANDS, RIPARIAN AND CREEK AREAS

ANNUAL GRASSLANDS

SEASONAL WETLANDS:

PERENNIAL STREAMS

INTERMITTENT DRAINAGES

DESIGNATED VERNAL POOL PRESERVE

SPECIAL-STATUS SPECIES:

- ① BOGG'S LAKE HEDGE HYSSOP
- ② DWARF DOWNINGIA
- ③ VERNAL POOL BRODIAEA

**NOTE: Vernal Pools in the urban reserve areas have not been officially mapped.*

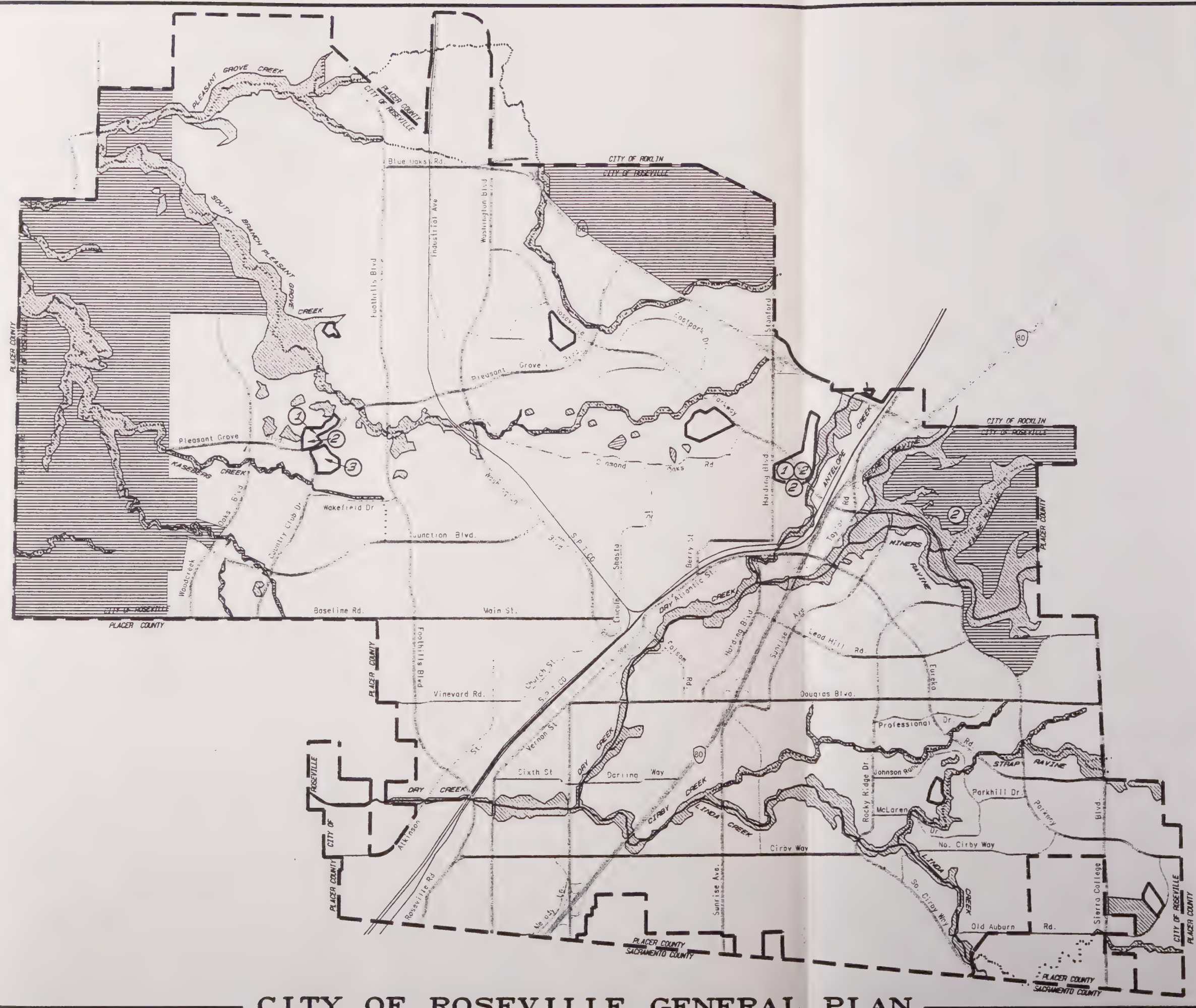


Scale: 1" = 3600'

GP3600 Basemap revised Dec. 1992

City of Roseville Planning Department

gph001a, 12.23.92
Rev. '92



C. GOALS AND POLICIES

GOALS: VEGETATION AND WILDLIFE

- Goal 1* Preserve, protect and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands and adjacent grassland areas.
- Goal 2* Maintain healthy and well managed habitat areas in conjunction with one another, maximizing the potential for open space, recreation and visual experiences.
- Goal 3* Protect special-status species and other species that are sensitive to human activities.
-

Policies:	Vegetation and Wildlife	<i>Implementation Measures</i>
1.	Incorporate existing trees into development projects, and where preservation is not feasible, continue to require mitigation for the loss of removed trees. Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.	<i>Each of the following measures shall be utilized as applicable, to implement all of the Goals and Policies of the Vegetation and Wildlife component:</i>
2.	Preserve and rehabilitate continuous riparian corridors and adjacent habitat along the City's creeks and waterways.	<ul style="list-style-type: none"> - Land Use Designation - Zoning Ordinance - Specific Plans - Development Review Process - Resource Inventory - Preservation Mechanisms
3.	Require dedication of the 100-year flood plain or comparable mechanism to protect habitat and wildlife values in perpetuity.	<ul style="list-style-type: none"> - Maintenance and Management Programs - Tree Preservation Ordinance - Floodway Preservation Ordinance
4.	Require preservation of contiguous areas in excess of the 100-year flood plain as merited by special resources or circumstances. Special circumstances may include, but are not limited to: sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grassland connections in association with other habitat areas, slope or topographical considerations, recreation opportunities and maintenance access requirements.	<ul style="list-style-type: none"> - Wastewater Discharge - Grading and Erosion Control Ordinance - Stormwater Ordinance - Wetland Mitigation Guidelines - Community Design Guidelines - Public Education Programs - Intergovernmental Coordination

5. Limit recreation activities within the 100-year flood plain and require additional setback areas for trails and other public recreation uses so that natural resource areas are not adversely impacted.
6. Provide for protection and enhancement of native fishery resources, including continued coordination with the California Department of Fish and Game to release water into Linda Creek.
7. Require cumulative mitigation plans for wetlands, where feasible, in association with specific plans.
8. Consider substitute site mitigation for federally non-regulated wetlands (less than one acre in size), provided that such mitigation will provide comparable habitat values.
9. Limit the access of pedestrians and cyclists to vernal pool and wetland areas so that access is compatible with long-term protection of these natural resource areas.
10. Manage public lands with special status species to encourage propagation of the species, and discourage nonindigenous, invasive species.
11. Habitat preservation and mitigation for woodlands, creeks, riparian and seasonal wetland areas should occur within the defined boundaries of the impacting projects, where long term resource viability is feasible and desirable.
12. Consider the use of City property for habitat preservation and mitigation requirements resulting from development proposals, when such efforts do not conflict with existing resources, recreational opportunities or other City goals, policies or programs.
13. Work with adjacent jurisdictions, regulatory agencies and community organizations to explore opportunities for regional mitigation banking.

D. IMPLEMENTATION MEASURES

Each of the following measures shall be utilized, as applicable, to implement all of the goals and policies of the Vegetation and Wildlife Component:

1. Land Use Designation

(Existing)

Designate all areas identified for open space use and/or preservation, with the appropriate open space land use designation as defined in the Land Use Element.

2. Zoning Ordinance

(Proposed)

Modify the Zoning Ordinance to include open space land use and development regulations consistent with the goals and policies of the Open Space and Land Use Elements. Modification may include establishment of a zoning designation applicable to sensitive resource areas.

3. Specific Plans

(Proposed)

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources that may include grasslands, woodlands, wetlands, riparian areas, floodplains, recreation areas and other open space and habitat resources. This will also include areas of scenic or educational value.

Particular attention shall be given to comprehensive resource conservation efforts for the entire plan area. Specific plans shall create open space systems which ensure the preservation of designated open space and habitat resources, create corridors between the resources, link various specific plan land uses and services, link the plan area with the remainder of the City, and accommodate regional open space and trail systems. Corridors shall be

designed to consider the convenient movement of public path users and wildlife with minimal conflicts from roadways and other urban features. Specific plans shall describe methods of preservation, long-term maintenance and provisions for management. Development agreements may be utilized to ensure preservation, maintenance and management techniques.

4. Development Review Process

(Ongoing)

Refer any development proposal which has a direct or indirect impact on designated open space, significant habitat, or drainage areas to the Community Development, Parks and Recreation and Public Works Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the regulatory jurisdiction of outside agencies, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and U.S. Environmental Protection Agency, refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of resources, assessment of potential project impacts, identification of preservation techniques, and other mitigation and monitoring measures. Parcels shall not be created for urban purposes when significant natural resources would make such parcels undevelopable, unless City approved mitigation programs are incorporated.

In addition to open space preservation, explore development alternatives and standards to minimize impacts on open space areas. Such techniques may include grading standards, limitation of development intensity and cluster development. Development design should maximize the total open space frontage visually accessible to public view. Where appropriate, encourage native plants and landscaping that provides wildlife habitat. Address project linkages to local and regional open

space networks through project review. Where appropriate, utilize development agreements to ensure open space preservation, maintenance and management techniques.

5. Resource Inventory

(Proposed)

In conjunction with environmental review per CEQA, require that resource field surveys be submitted concurrent with development applications inventorying the type, quantity and quality of existing open space resources and conditions. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed, is within an adopted specific plan area, or contains resources considered less than significant. The completed surveys will be used in evaluation of individual projects, as well as in the compilation of a comprehensive natural resource inventory for the City.

6. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and insure the preservation of designated open space resources. Such mechanisms may include, but are not limited to, dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservation of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access, and where public management and maintenance could not be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City approved mechanism.

Where feasible, and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations.

7. Maintenance and Management Programs

(Proposed)

Accompany the designation of any area as open space with a program to ensure the long-term maintenance and management of the area. The program shall address the frequency and type of maintenance needed, management and monitoring provisions to ensure the continued viability of the resource, and designated costs and funding sources. When the open space area is required as the result of permits issued by federal or state agencies, the maintenance and management programs shall be consistent with applicable permitting requirements. The City shall consider the establishment of maintenance districts to ensure sufficient funding for maintenance. Funding should consider law enforcement costs to ensure protection of natural values, improvements, public use and adjacent properties.

8. Tree Preservation Ordinance

(Existing)

Enforce and regularly evaluate the Tree Preservation Ordinance. This ordinance regulates the removal, preservation and mitigation of native oak trees. Emphasis is placed on avoidance first, mitigation second. Where mitigation is not feasible on-site, tree preservation and mitigation efforts should be considered in locations which enhance or expand existing resource areas. Opportunities should be explored for oak tree mitigation banking.

9. Floodway Preservation Ordinance

(Proposed)

Adopt an ordinance that requires preservation of the 100-year flood plain as defined in the Safety Element, either through dedication or comparable mechanism, to protect habitat and wildlife values in perpetuity. Areas outside but adjacent to the 100 year floodplain may be designated for dedication or preservation if special circumstances or resources exist. These may include but are not limited to sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grasslands in association with other

habitat areas, slope or topographical considerations, recreation opportunities and maintenance access requirements.

10. Wastewater Discharge

(Existing)

Continue to regulate the discharge of treated wastewater into Dry Creek in accordance with Regional Water Quality Control Board and National Pollutant Discharge Elimination System standards. These standards are intended to eliminate water quality impacts to fisheries and other aquatic resources.

11. Grading and Erosion Control Ordinance

(Proposed)

Establish, through the Public Works and Community Development Departments, a Grading and Erosion Control Ordinance which includes specific standards for project construction and erosion control. The intent of this ordinance will be to help reduce sedimentation within the creek systems which can impact aquatic resources. The ordinance shall address prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of disturbance within drainageways as well as other erosion and sedimentation control measures.

12. Stormwater Ordinance

(Proposed)

Through the Public Works Department, adopt an ordinance designed to implement measures to improve the short term and long term quality of stormwater runoff. Guidance for the preparation of development plans to minimize water degradation from urban development shall be incorporated. The plan shall include identification of cost effective urban run-off controls, including Best Management Practices, to limit urban runoff pollutants into the waterway systems, and shall be consistent with EPA Stormwater Management regulations.

13. Wetland Mitigation Guidelines

(Proposed)

In conjunction with required environmental review per CEQA, regulate the preservation, mitigation, monitoring and maintenance of wetland areas in coordination with the California Department of Fish and Game, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and U.S. Environmental Protection Agency. For federally non-regulated wetlands (less than one acre in size), the City may require compensation or mitigation based on the value of the resource, and reserves the right to consider not-in-kind compensation.

Wetland preservation, mitigation, monitoring and maintenance efforts in Roseville shall, where feasible, comply with the following principles:

- Avoidance of resources as a first priority, with compensation or mitigation considered when avoidance is determined not to be feasible or desirable;
- No net loss of wetland acreage, values or function, or habitat of comparable value is provided;
- Comprehensive rather than incremental preservation, compensation or mitigation programs;
- Preservation, compensation or mitigation efforts focused on enhancing and expanding existing resource areas rather than creating isolated resource pockets;
- Preserves, compensation or mitigation areas created which are large enough to be self sustaining and ensure the long-term preservation of wetland resources and required watersheds, provide an adequate buffer, and have a sufficient amount of wetlands to support adequate species populations and range;
- Preserves and compensation or mitigation areas selected on their representativeness, habitat quality, watershed integrity, defensibility, buffer, size, plant species.

variety, and presence of special status species;

Where avoidance is determined not to be feasible or desirable, compensation or mitigation shall occur based on the following priorities:

1. On-site within the identified project or specific plan area, when long term resource viability is feasible.
2. Off-site, but within the City of Roseville, when on-site compensation or mitigation is determined not to be feasible or desirable.
3. Off-site outside the City only when the above two options are determined not to be feasible or desirable. Compensation or mitigation efforts outside the City should be in close proximity and accessible to Roseville residents, and should be coordinated with regional preservation and banking efforts. Proposals to provide wetland compensation or mitigation outside the City shall be accompanied by documentation indicating how the compensation or mitigation proposal benefits the resource and the City, and how the loss of open space resources in the City will be mitigated.

All wetland preserve, compensation or mitigation areas shall be designated as permanent open space and maintained as specified in implementation measures 6 and 7 of this component. City property may be utilized for preservation or mitigation if such efforts do not conflict with existing resources, recreational opportunities or other City goals, policies and programs. Pedestrian and cyclist access to preservation and compensation or mitigation areas shall be well defined and limited to minimize impacts upon the resources. Areas identified as having special status species shall be monitored and managed to encourage the continued viability of the species, and discourage nonindigenous invasive species.

14. Community Design Guidelines

(Proposed)

Prepare Community Design Guidelines as specified in the Land Use Element. The guidelines will include standards to promote the integration of the natural and built environments, including City entryways.

15. Public Education Programs

(Ongoing)

The City will participate in public programs emphasizing awareness of open space and resource conservation issues. When feasible, such programs should be coordinated with the local school districts and community groups. Efforts will be made to reach all households and provide accessibility through the timing and location of these programs.

16. Intergovernmental Coordination

(Proposed)

Pursue a regional approach to habitat preservation. This effort should include working with adjacent jurisdiction, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, California Department of Fish and Game and community organizations to explore regional mitigation banking opportunities.

GROUNDWATER RECHARGE AND WATER QUALITY

A. SETTING

The focus of this component is the preservation and protection of the City's groundwater and surface water quality. Domestic water supply and water conservation are addressed in the Water System and the Water and Energy Conservation components of the Public Facilities Element.

Roseville is located within two drainage basins. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City north of Baseline Road and the Diamond Oaks Golf Course. Dry Creek and its tributaries drain the remainder of the City from Rocklin to the north, Loomis Basin to the east, Sacramento County to the south and Placer County to the west. The Dry Creek system has year-round flows in its major watercourses, while the Pleasant Grove system is intermittent in nature with only seasonal flows. The primary stream systems and drainage basins in the City are reflected on Figure V-3.

Most major stream areas within Roseville are protected by City policy which requires dedication and prohibits development of the 100 year floodplain area. Exceptions exist mainly within the infill areas where some private ownership of floodplain exists, and the historic encroachment of development has occurred. Many of the streams in Roseville are found in their natural state; limited sections of others have been channelized.

Urbanization has a substantial impact on water quality both short and long-term. Development results in an increase in impervious surfaces such as roofs, streets, sidewalks and storm drains. These combine to decrease infiltration opportunities, and (depending upon soil type) may increase the volume and rate of runoff. Increased runoff velocity adds to the potential for channel erosion resulting in increased sediment into the water courses. In addition, sediment deposited in streams from construction related activities results in degradation

of spawning, rearing and food producing habitat. Removal of riparian vegetation can have significant impacts by increasing stream temperature and reducing the input of biologic materials into the streams.

Long-term impacts to water quality may occur as a result of runoff from urbanization that enters the water courses. Reduction in permeable surface areas limits the percolation and associated filtration processes beneficial to water quality. Urban runoff from surfaces such as streets, parking lots, driveways, and landscaped areas typically include oil, grease, heavy metals, pesticides, herbicides, fertilizers and sediments. Increases in urban runoff have been shown to impact, among other things, aquatic habitat.

Urbanization can also impact groundwater recharge and quality. Roseville, as well as a majority of the Sacramento and South Placer area, is located over the north central portion of California's Central Valley groundwater basin. This aquifer is an extensive system of different groundwater basins extending from Red Bluff to Bakersfield.

Groundwater supplies are recharged by rainwater that reaches the subsurface saturated zone of the soil. The rate and quantity of water reaching the saturation zone depends on factors that include the amount and duration of precipitation, soil type, moisture content of the soil and vertical permeability of the unsaturated zone. The Roseville area is composed of several soil types with three main geologic formations. Water permeability varies with each of the formation types. In general, the primary locations for potential groundwater recharge are along the City's major water courses.

Increased impervious surfaces associated with urbanization, particularly in areas of high recharge potential, impact percolation opportunities. This, combined with pumping for agricultural and urban uses, can impact groundwater levels. In addition,

pollutants found in urban run-off can leach into aquifers impacting groundwater quality.

Monitoring and protection of groundwater resources is important to the maintenance of adequate groundwater supplies and quality. Streambeds and other areas where recharge potential is high should be explored for preservation to ensure groundwater levels. Maintaining high water quality within the creek systems will also help to keep contaminants out of the aquifer.

B. OUTLOOK

For the most part, measurements of water quality within the Roseville area indicate no major sources of pollution are present. However, some concern has been expressed about groundwater quality in portions of the City. Two wells, both of which are not connected to the City's domestic water system, have shown signs of contaminants. Because Roseville does not rely on groundwater as a primary domestic water source, this has not been a major issue in the past. As development increases, concerns about surface water quality, and groundwater supply and quality, are likely to increase.

The City has, and will continue to, comply with Environmental Protection Agency storm water management regulations as enforced by the State Water Resources Control Board and the Regional Water Quality Control Board. These regulations include requirements for National Pollutant Discharge Elimination System (NPDES) permits. Roseville promotes the use of cost-effective urban runoff controls, including Best Management Practices, to reduce pollutants from entering the waterways. These practices include the use of oil and sand separators, grassy swales, detention ponds, vegetative buffers and other source control, housekeeping and treatment measures.

Plans to protect the City's water resources and water quality include the development of standards for urban runoff, monitoring of groundwater, and protection of waterways and recharge areas.

FIG.V-3

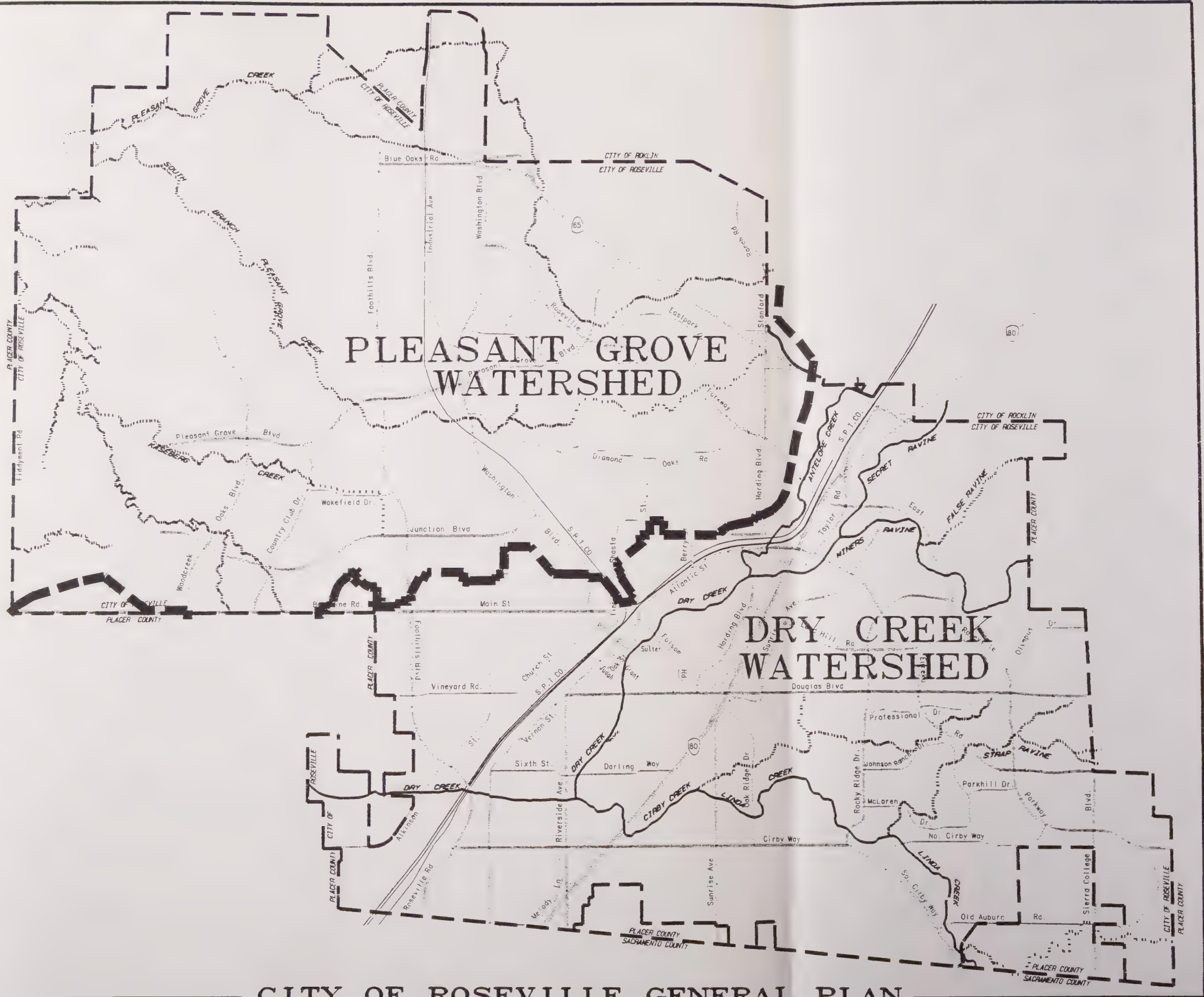


ROSEVILLE 2010

PRIMARY STREAM SYSTEM AND DRAINAGE BASIN BOUNDARY

LEGEND

- DRAINAGE BASIN BOUNDARY
- PERENNIAL STREAMS
- INTERMITTENT DRAINAGES



Scale: 1" = 3600'

GP3600 Base map revised Dec. 1992

City of Roseville Planning Department

gdp031n, 12.21.92
1/82

C. GOALS AND POLICIES

GOALS: GROUNDWATER RECHARGE AND WATER QUALITY

Goal 1 Continue to improve surface water quality and accommodate water flow increases.

Goal 2 Enhance the quantity and quality of groundwater resources.

Policies:	Groundwater Recharge and Water Quality	Implementation Measures
-----------	--	-------------------------

1.	Utilize cost-effective urban run-off controls, including Best Management Practices, to limit urban pollutants from entering the water courses.	<ul style="list-style-type: none">- Stormwater Ordinance- Development Review Process- Specific Plans
----	--	--

2.	Implement erosion control and topsoil conservation measures to limit sediments within water courses.	<ul style="list-style-type: none">- Development Review Process- Specific Plans- Grading and Erosion Control Ordinance
----	--	---

3.	Ensure a buffer area between waterways and urban development to protect water quality and riparian areas.	<ul style="list-style-type: none">- Development Review Process- Specific Plans- Floodway Preservation Ordinance
----	---	---

4.	Continue to monitor and participate in, as appropriate, regional activities affecting water resources, groundwater and water quality.	<ul style="list-style-type: none">- Interagency Coordination
----	---	--

5.	Continue to monitor groundwater resources. Areas where recharge potential is determined to be high shall be considered for designation as open space.	<ul style="list-style-type: none">- Development Review Process- Specific Plans- Water Well Monitoring- Land Use Designation- Zoning Ordinance- Preservation Techniques
----	---	---

6.

Where feasible, locate stormwater retention ponds in areas where subsoil is suitable for groundwater recharge.

- *Development Review Process*
- *Specific Plans*
- *Flood Control*

D. IMPLEMENTATION MEASURES

1. Stormwater Ordinance

(Proposed)

Through the Public Works Department, develop an ordinance designed to improve the short-term and long-term quality of stormwater runoff. Guidance for the preparation of development plans to minimize water degradation from urban development shall be incorporated. The ordinance shall include identification of cost effective urban run-off controls, including Best Management Practices, to limit urban runoff pollutants into the waterway systems, and shall be consistent with EPA Stormwater Management regulations. *(Policy 1)*

2. Development Review Process

(Ongoing)

Refer any development proposal which has a direct or indirect impact on water quality or groundwater recharge and quality to the Community Development and Environmental Utilities Departments, as applicable, for comment. In addition, where development proposals have a potential impact on resources identified as being within the jurisdiction of outside agencies, including the California Department of Fish and Game, California Regional Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and U.S. Environmental Protection Agency, refer such projects to the appropriate agencies. Consider the comments of the departments and agencies in the development review process.

The environmental review for projects shall include an inventory of the quantity and quality of water resources, assessment of potential project impacts, and identification of mitigation and monitoring measures. The issues of urban run-off controls, erosion control, recharge area preservation and buffer areas shall be addressed. In addition, the handling and storage of toxic chemicals shall be

examined to minimize the risk of discharge into storm drains, water courses, or groundwater. *(Policies 1, 2, 3, 5 and 6)*

3. Specific Plans

(Proposed)

Ensure that new and revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall identify and designate open space resources including grasslands, woodlands, wetlands, riparian areas, floodways, recreation areas and other open space buffer, and habitat resources. Each specific plan, shall address water quality programs, recharge area preservation and erosion control and urban run-off management. In addition, specific plans shall include guidelines which address development along waterways. Guidelines should consider access, security and separation from urban development. Development agreements will be utilized to ensure preservation, maintenance and management techniques. *(Policies 1, 2, 3, 5 and 6)*

4. Grading and Erosion Control Ordinance

(Proposed)

Through the Public Works and Community Development Departments, establish a Grading and Erosion Control Ordinance which includes specific standards for project construction and erosion control. The intent of this ordinance will be to help reduce sedimentation within the creek systems which can impact aquatic resources. The ordinance shall address prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of disturbance within drainageways as well as other erosion and sedimentation control measures. *(Policy 2)*

5. Floodway Preservation Ordinance

(Proposed)

Adopt an ordinance that requires preservation of the 100-year flood plain as defined in the Safety

Element, either through dedication or comparable mechanism, to protect habitat and wildlife values in perpetuity. Areas outside but adjacent to the 100 year floodway may be designated for dedication or preservation if special circumstances or resources exist. These may include but are not limited to sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grasslands in association with other habitat areas, slope or topographical considerations, recreation opportunities and maintenance access requirements. *(Policy 3)*

6. Interagency Coordination

(Ongoing)

Continue to coordinate City water quality, groundwater and water resource efforts with the appropriate local, state, and federal agencies. *(Policy 4)*

7. Water Well Monitoring

(Ongoing)

Through the Environmental Utilities Department, continue to monitor the City's wells for water quality and quantity. Information from the monitoring will be included in the Biennial Public Facilities Report described in the Public Facilities Element. *(Policy 5)*

8. Land Use Designation

(Existing)

Designate all areas identified for open space use and/or preservation, with the appropriate open space land use designation as defined in the Land Use Element. Open space land use shall be applied to primary water courses and may be considered for significant recharge areas. *(Policy 5)*

9. Zoning Ordinance

(Proposed)

Modify the Zoning Ordinance to include open space land use and development regulations consistent

with the goals and policies of the Open Space and Land Use Elements. *(Policy 5)*

10. Preservation Mechanisms

(Ongoing)

Explore and utilize a variety of mechanisms to promote and ensure the preservation of designated open space resources. Such mechanisms may include, but are not limited to, dedication, fee-title purchase, donations, transfer or purchase of development rights, and credits against park dedication requirements. If it is determined by the City that an open space resource is not desired for public ownership, the City may designate the preservation of such resource in private ownership. A decision not to seek public ownership may occur when the resource is not desired for public access, and where public management and maintenance could not be efficiently accommodated. In such cases, the permanent preservation of the resource shall be ensured through land use and zoning, recorded map, deed restriction, conservation easement, or other City approved mechanism.

Where feasible, and desirable, the acquisition and preservation of open space resources may be facilitated by working with non-profit land trusts and conservation organizations. *(Policy 5)*

11. Flood Control

(Component Instituted by the General Plan)

Regulate flood control, detention and retention efforts in accordance with the goals, policies and implementation measures of the Flood Control Component of the Safety Element.

(Policy 6)

ARCHAEOLOGICAL, HISTORICAL AND CULTURAL RESOURCES

A. SETTING

Prior to exploration by Spanish explorers and American trappers, the Roseville region was inhabited by the Valley Nisenan. The term Nisenan ("of us" or "from our side") is applied to the Southern Maidu Indians who made their home along drainages of the American, Yuba and Bear Rivers and the lower reaches of the Feather River. The Nisenan were hunters and gatherers, relying on acorns, seeds, roots, fish, deer, elk, rabbits and small game for sustenance. Two principal types of habitation sites existed; permanent settlements often located on low rises near the larger streams, and seasonal encampments (utilized for food gathering) along the smaller drainages.

Two large permanent Nisenan sites have been identified within the City. These sites are located within Maidu Regional Park. In addition, numerous smaller archaeological sites have been identified throughout Roseville. Many of the sites contain shallow midden deposits and bedrock mortar milling stations.

Outside exploration of the region was first recorded in the early 1800's. This included explorations conducted by Gabriel Moraga between 1806 and 1808, and fur trapping expeditions led by Jed Smith in 1827 and 1828.

The discovery of gold in 1848, brought over 10,000 people to Placer County, with Roseville being established as a railroad town and a local commerce center. Building materials, mining equipment, livestock staples and other major commodities were delivered to the region by railroad. Roseville prospered as a principal rail head which provided the frontier towns with goods and services. By 1854 agricultural and ranching pursuits (fruit, grain and beef stock) had begun in the area.

Traces of Roseville's ranching and mining past are still evident today. Holdings of the Spring Valley Ranch were enclosed by rock walls built by Chinese

laborers. Several of these walls can still be found in the City. In addition, numerous historic features, including ditches, pits, small mounds and low terraces exhibit evidence of historic mining operations along several of the City's creeks.

An inventory of significant historic sites has been prepared by the Roseville Historical Society. Two local sites, the Haman House and the Maidu Indian sites, are listed on the National Register of Historic Places. These and other sites of historic interest are identified on Figure V-4. Smaller archaeological finds exist which have not been listed on Figure V-4 to protect these sites from vandalism and unauthorized excavation. A majority of these sites are located in areas designated with open space land use.

B. OUTLOOK

The City is planning a Native American Interpretive Center in Maidu park. This center will incorporate the significant archaeological resources found in the area, and will provide interpretive information for residents.

Other planning efforts, including the Old Town, Downtown and Riverside Master Plans, are currently underway which will aid in identifying priorities and policies for areas of historical significance. Additionally, the Roseville Historical Society is participating in a Countywide inventory of historic sites.

The City has included Historic District regulations within its Zoning Ordinance. These regulations are applied to Roseville's original commercial core generally east of Washington Boulevard and north and west of the Southern Pacific Railroad tracks. These regulations include use, architectural and signage criteria for existing and new development to ensure the rehabilitation, revitalization and preservation of the area.

State government participates in the protection and preservation of cultural resources through the Office of Historic Preservation and the California Native American Heritage Commission. Both agencies comment on environmental documents and development proposals that may impact cultural sites or artifacts. The City will continue to coordinate the preservation of historic and archaeological resources with these agencies.



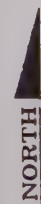
ROSEVILLE 2010

SITES OF HISTORICAL AND CULTURAL IMPORTANCE

LEGEND

- ① First Continental Railroad Marker
- ② Haman House
- ③ Maidu Indian Sites
- ④ Kaseberg House
- ⑤ Odd Fellows Hall
- ⑥ First Methodist Episcopal Church
- ⑦ McRae Building
- ⑧ Bank of Italy Building
- ⑨ Carnegie Library
- ⑩ Barn Park
- ⑪ Vernon Street School

**NOTE: There are additional archaeological sites located within the City which are not shown on this map for the purpose of their protection.*

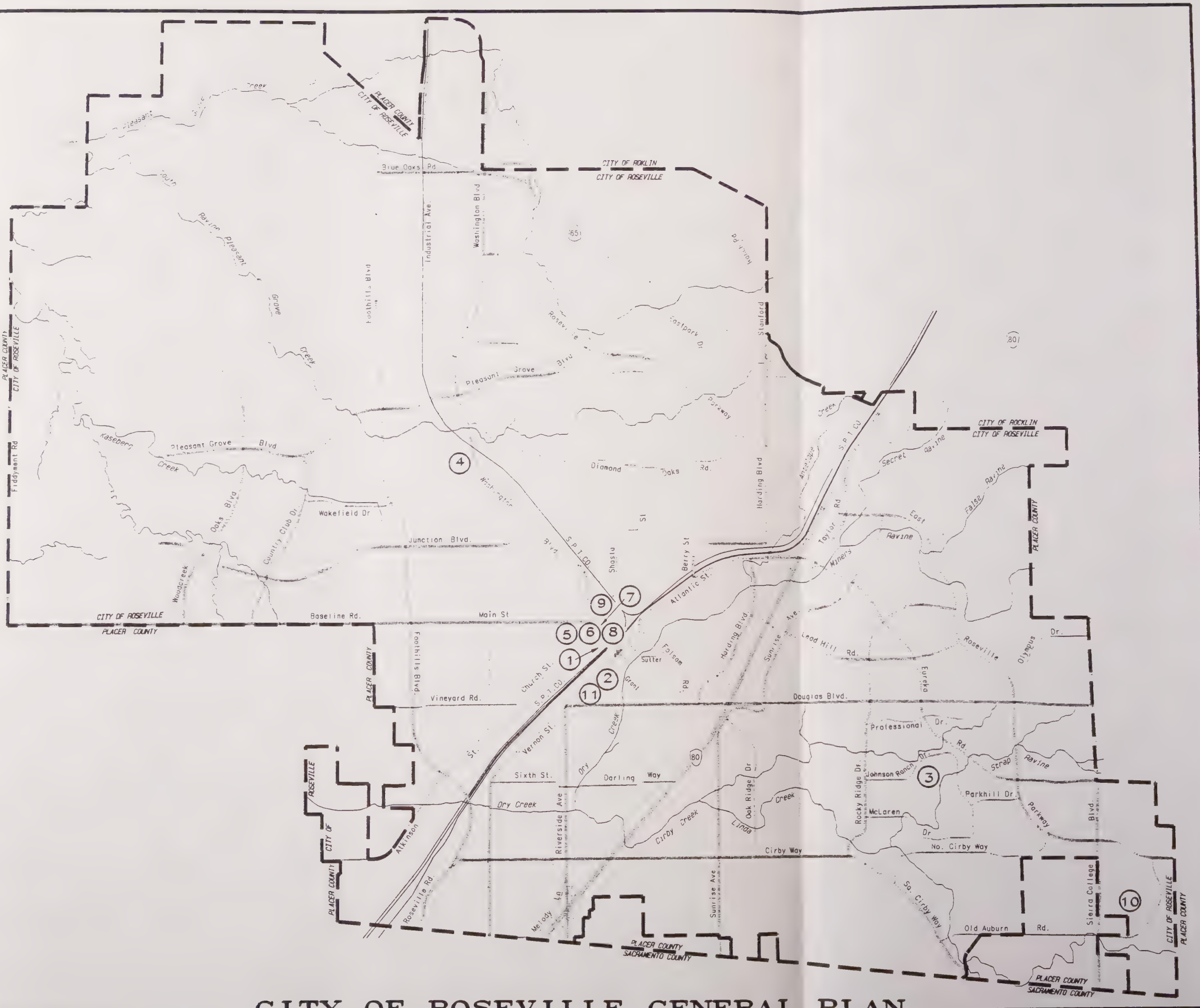


Scale: 1" = 3600'

GP3600 Basemap revised Dec. 1992

City of Roseville Planning Department

doniscu1, 12.22.92
RMS '92



C. GOALS AND POLICIES

GOALS: ARCHEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

Goal 1 Strengthen Roseville's unique identity through the protection of it's archaeological, historic and cultural resources.

Policies:	Archaeological, Historic and Cultural Resources	Implementation Measures
-----------	---	-------------------------

- | | | |
|----|---|--|
| 1. | When items of historical, cultural or archaeological significance are discovered within the City, a qualified archaeologist or historian shall be called to evaluate the find and to recommend a proper action. Development Review Process | - <i>Specific Plans</i> |
| 2. | When feasible, incorporate significant archaeological sites into open space areas. | - <i>Development Review Process</i>
- <i>Specific Plans</i>
- <i>Land Use Designation</i>
- <i>Zoning Ordinance</i> |
| 3. | Subject to approval by the appropriate federal, state and local agencies, artifacts which are discovered and subsequently determined to be "removable", should be offered for dedication to the Maidu Park Native American Interpretive Center. | - <i>Development Review Process</i> |
| 4. | Preserve and enhance Roseville's historic qualities through the implementation of the Downtown, Old Town and Riverside Master Plans. | - <i>Zoning Ordinance</i>
- <i>Master Plans</i> |
| 5. | Establish standards for the designation, improvement and protection of buildings, landmarks and sites of cultural and historic character. | - <i>Zoning Ordinance</i>
- <i>Master Plans</i> |
| 6. | Participate in the completion of a Countywide inventory of historical sites. | - <i>Interagency Cooperation</i> |
-

- | | | |
|----|---|--|
| 7. | Encourage public activities, including the placement of monuments or plaques, that recognize and celebrate historic sites, structures and events. | - <i>Community Organizations</i> |
| 8. | Explore funding for cultural, archaeological and historic programs and activities. | - <i>Interagency Cooperation</i>
- <i>Community Organizations</i> |
| 9. | Provide opportunities for public awareness and education through coordination with the Historical Society and local schools. | - <i>Interagency Cooperation</i> |

D. IMPLEMENTATION MEASURES

1. Development Review Process

(Ongoing)

Refer any development proposal which may have an impact on archaeological, historic or cultural resources to the appropriate federal, state or local agency for comment, including the State office of Historic Preservation and the Native American Heritage Commission. Consider the comments of the agencies in the development review process.

In association with environmental review per CEQA, the City shall require that an archaeological survey be prepared by a qualified archaeologist for projects in which it is determined that there is a reasonable probability that archaeological or historic resources exist. If such resources are identified, a plan for their disposition shall be prepared. This may include designation as open space, excavation, capping or donation to the Maidu Park Native American Interpretive Center.

If archaeological or historic resources are discovered during project development, halt construction activity in the vicinity of the resource, contact a qualified archaeologist for determination of resource significance, and notify the State Office of Historic Preservation. Monitor projects during construction to ensure crews follow proper reporting, safeguards and procedures.

Information identifying specific locations of archaeological and historic sites shall be kept confidential to prevent illegal removal or vandalism of artifacts. *(Policies 1, 2, and 3)*

2. Specific Plans

(Proposed)

Ensure that new or revised specific plans are consistent with the goals and policies of the General Plan. The specific plans shall incorporate a comprehensive inventory, analysis and mitigation

plan for archaeological and historic resources. Where feasible, significant archaeological resources shall be incorporated into park or other open space areas. All significant archaeological sites located in parks and other open space areas should be protected and left in an undisturbed state. Development agreements should be utilized to ensure preservation, maintenance and management techniques. *(Policies 1 and 2)*

3. Land Use Designation

(Existing)

Designate all areas identified for open space use with the appropriate open space land use designation as defined in the Land Use Element. This will, where feasible, include areas identified as having significant archaeological resources. *(Policy 2)*

4. Zoning Ordinance

(Proposed)

Modify the Zoning Ordinance to include open space land use and development regulations consistent with the goals and policies of the open space and land use elements. In addition, modify the Zoning Ordinance to ensure implementation of the Downtown, Old Town and Riverside Master Plans. Include in the modified ordinance a process for the designation and protection of buildings, landmarks and sites identified as being of significant cultural and historic character to the community. *(Policies 2, 4 and 5)*

5. Master Plans

(Ongoing)

Continue to refine and complete the Old Town, Downtown and Riverside Master Plans. Include within these plans identification of significant historic structures, provisions to preserve and/or enhance existing buildings, and guidelines for compatibility of new and existing development. Coordinate the master plans with redevelopment efforts to promote the preservation, revitalization and enhancement of the areas. *(Policies 4 and 5)*

6. Interagency Cooperation

(Ongoing)

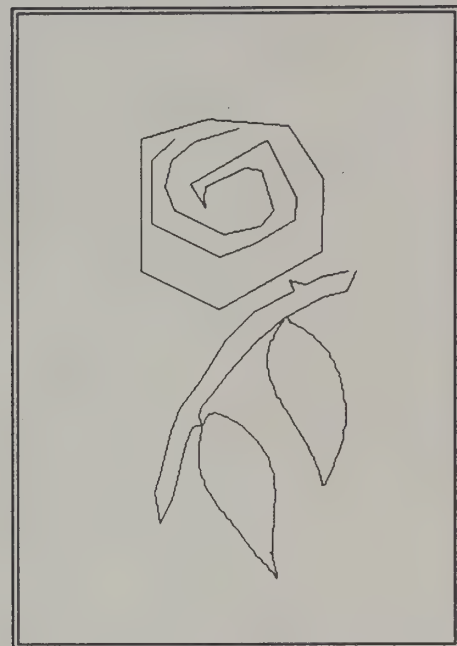
Cooperate with other state, federal and local agencies in the identification and preservation of archaeological and historic resources. This will include working with Placer County and the Roseville Historical Society in the inventory of historic sites. (*Policies 6, 8 and 9*)

7. Community Organizations

(Ongoing)

Continue to encourage, support and cooperate with various community organizations, including the Roseville Historical Society, in recognizing significant places and events in Roseville's past. (*Policies 7 and 8*)

VI. PARKS AND RECREATION ELEMENT



2 0 1 0

City of Roseville

PARKS AND RECREATION

A discussion of parks and recreation would generally be included as a state requirement in the Open Space Element of the General Plan. However, the challenge of providing recreational opportunities to a growing community, and Roseville's commitment to providing a high level of public facilities and services, has prompted the desire for an individual Parks and Recreation Element.

Although separate, the Parks and Recreation Element is closely linked with the Open Space Element. Lands designated for parks and recreation uses provide an important component of the overall open space network. At the same time, open space areas of Roseville, while not classified as traditional "active" park lands, possess some recreational value. These open space areas represent an integral component of the City's plan to provide both passive and active recreational opportunities.

The presence of plentiful, well-designed parks and recreation facilities contributes to the quality of life in the community. Parks provide a focus for a number of important recreational and social functions. In addition, parks help to preserve natural features and habitat areas vital to the City's environmental health and sense of place.

It is an underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.

A. SETTING

Roseville's park and recreation facilities are operated by the City of Roseville Parks and Recreation Department. The department is responsible for the development and maintenance of the City's various recreational facilities including parks, public golf courses and open space areas. In addition, the department manages a full range of recreation programs for the residents of the community.

The City of Roseville has an adopted standard of 9 acres of park land per 1,000 residents. This requirement has most recently been met through the granting of park credit to a variety of traditional and non-traditional park lands. The amount of credit granted against the 9 acre per 1,000 population standard has varied dependent upon the recreational value of the land to City residents.

The City has defined "park lands" to include developed parks, recreational open space and joint-use park-school facilities. Based upon the current General Plan land use allocation at buildout, Roseville has secured approximately 11.3 acres of park land per 1,000 residents. This figure does not include golf courses or private recreational facilities.

In general, the newer specific plan areas of the City meet or exceed the park acreage requirement, while the older infill areas of the City are often below the standard. This is reflective of the timing of when the 9 acre per 1,000 resident park land requirement was developed and actively implemented. The park land standard was adopted in 1977. The infill areas were substantially developed prior to this time.

The City of Roseville has established several different funding mechanisms to ensure development of its park lands. These include its Residential Construction Tax, Neighborhood and Community Park Fees, City-wide Park Fees, and funds from Landscape and Lighting and Community Facilities Districts.

The various components of Roseville's park and recreation system are described below. Table VI-1 includes a listing of the City's park and recreation areas. Figure VI-1 shows the location of these park sites, as well as other primary components of the parks and recreation system.

TRADITIONAL "ACTIVE" PARK LANDS

Traditional park lands refer to park sites that provide a variety of active facilities for City residents. These sites are generally the type of facilities most people envision when describing a park. Traditional park lands typically include facilities such as ball fields, multi-use turf areas, hard court areas, and picnic tables. Such areas are normally granted a full 1:1 park acreage credit.

The City has classified its active park sites into a hierarchy of four categories. These include Mini, Neighborhood, Community and City-wide (Regional) parks. The hierarchy is based on a number of factors including the size of the site, facilities provided,

location and area served.

Definitions for each type of active park are included on Table VI-2. Park standards are reflected on Table VI-3 and siting criteria on Table VI-4.

NON-TRADITIONAL "OPEN SPACE OR PASSIVE" PARK LANDS

Non-traditional park lands refer to open space areas such as vernal pool preserves, oak woodlands, watershed/riparian areas, and greenbelts. These lands may be used as passive recreational areas for visual and aesthetic enjoyment. In addition, such areas may accommodate bikeway or other trail connections.

Recognizing that non-traditional park lands provide some recreational opportunities, the City has identified these lands as having potential recreational value in meeting the park acreage requirement. "Recreational value" is primarily defined here as a measure of public accessibility to both active and passive recreational opportunities. This value may be increased through improvements such as bike trails, signage and pedestrian pathways, thereby increasing accessibility by recreation users.

Roseville has developed policies and implementation strategies to include a valuation system whereby park credit may be given to open space lands which satisfy the City's requirement for recreational status. The City of Roseville has designated a credit ratio range of between 5:1 and 10:1 for open space acreage (i.e., wetlands, lower watershed and riparian areas, greenbelts, oak woodlands) toward the provision of park land. Only after the City's traditional active recreation needs are met, may park credit be received by substituting 5 to 10 acres of non-traditional park land for every one acre of park credit. The actual credit granted is determined on a case by case basis by the City, dependent upon the recreational value provided.

This system gives the City flexibility in meeting future recreational needs and recognizes the role that open space plays in providing recreation opportunities. Table VI-5 lists the conditions and type of non-traditional park lands and facilities that

may be considered to receive park credit.

OTHER RECREATIONAL FACILITIES

There are currently three existing or planned golf courses in the City of Roseville. These include the existing privately owned Sierra View County Club, the existing publicly owned Diamond Oaks Golf Course and a planned publicly owned golf course in the Northwest Roseville Specific Plan Area. (Figure VI-1). This planned course is targeted to be operational in 1994. The City of Roseville is responsible for developing, operating and maintaining the existing and planned public courses.

Private recreation facilities in Roseville consist primarily of racquet clubs or recreation areas in multi-family developments. Although private recreation opportunities are considered an important part of the City's overall recreation system, the focus of the General Plan policies are on public park and recreation facilities. This is due to the limited public access that private facilities normally provide.

Additionally, bicycle and pedestrian paths are not included in this element. While pathway networks can be considered recreation-oriented, their basic purpose is the movement of people. Bicycle and pedestrian paths are addressed in the Circulation Element of the General Plan.

B. OUTLOOK

The 9-acre per 1,000 residents park land standard was derived in 1977 after evaluating Roseville's parks and recreation inventory and identifying how much land would be needed to provide for future expansion of recreation facilities. As the population increases and demographics shift, continual assessment will be required to determine whether the quantity of park lands and quality of recreational programs are meeting the changing needs of City residents.

The City has been successful in using park standards and definitions as guidelines for planning parks and recreation facilities. A key to the City's success has

been its flexibility in exploring ways to meet the standards and recreational needs. The City will plan and evaluate its park and recreation facilities through the parks definitions, standards, siting criteria, credit implementation chart and future Parks Master Plan. These tools will guide City officials and developers in determining how much land and what kind of traditional and non-traditional recreation facilities will be required to meet resident needs.

The Growth Management Component of the Land Use Element includes requirements should the City decide to expand beyond its current land use allocation in the future. These requirements include the provision of a City-wide park in the western portion of the City, and the preservation of several potential open space recreation areas throughout the urban reserve areas.

TABLE VI-1

ROSEVILLE CITY PARKS AND RECREATION AREAS

Developed Parks/Recreation Areas

1. Cresthaven Park
2. Crestmont Park
3. Diamond Oaks Park
4. Eastwood Park
5. Garbolino Park
6. Johnson Pool
7. Lincoln Estates Park
8. Maidu Regional Park (partially developed)
9. Oakmont Community Pool
10. Roseville High School Pool
11. Royer Park
12. Saugstad Park
13. Sculpture Park - (partially developed)
14. Shirley Ferretti Park
15. Sierra Gardens Park
16. Silverado Oaks Park
17. Wanish Park
18. Weber Park
19. Woodbridge Park
20. Kaseberg Park
21. Diamond Oaks Golf Course

Undeveloped Parks/Recreation Areas

22. Lexington Greens Park
23. NCRSP, Parcel 50 (Buljan Park)
24. NCRSP, Parcel 51
25. NCRSP, Parcel 52 (Brown Park)
26. NCRSP, Parcel 53
27. NCRSP, Parcel 54
28. NCRSP, Parcel 56
29. NCRSP, Parcel 57
30. NERSP, 21.9 Ac Park Site (passive)
31. NERSP, 8.6 Ac Park Site (active)
32. NERSP, Portion of Parcel 16
33. NWRSP, Parcel 6
34. NWRSP, Parcel 14 (Pleasant Grove Park)
35. NWRSP, Parcel 20 (Ridgewood Park)
36. NWRSP, Parcel 25 (Vernal Pool Park)
37. NWRSP, Parcel 30
38. NWRSP, Parcel 38 (Golf Course)

39. NWRSP, Parcel 65
40. NWRSP, Parcel 74
41. NWRSP, Parcel 75
42. SERSP, Parcel 63 (Hillsborough Park)
43. SERSP, Parcel 62
44. SERSP, Parcel 61 (Lockridge Park)
45. SERSP, Old Barn Park

Open Space/Recreation Areas¹




46. NCRSP, Parcel 80-88 (Lower Watershed)
47. NCRSP, Parcel 90 (Park/Preserve)
48. NCRSP, Parcel 91 (Park Preserve)
49. NCRSP, Parcel 93 (Park Preserve)
50. NCRSP, Parcel 95-96 (Wetland Mitigation Area)
51. NCRSP, Parcel 98 (Open Space/Recreation)
52. NERSP, Miner's Ravine (Open Space)
53. NERSP, Secret Ravine (Open Space)
54. NWRSP, Parcel 78-79 (Rec Floodway)
55. SERSP, Parcel 71, 73, 75 (Rec Floodway)
56. Linda/Cirby Creek (Open Space/Floodway)
57. Dry Creek (Open Space/Floodway)

¹ Includes open space areas in which recreational amenities, such as trails, are planned or have been contemplated.

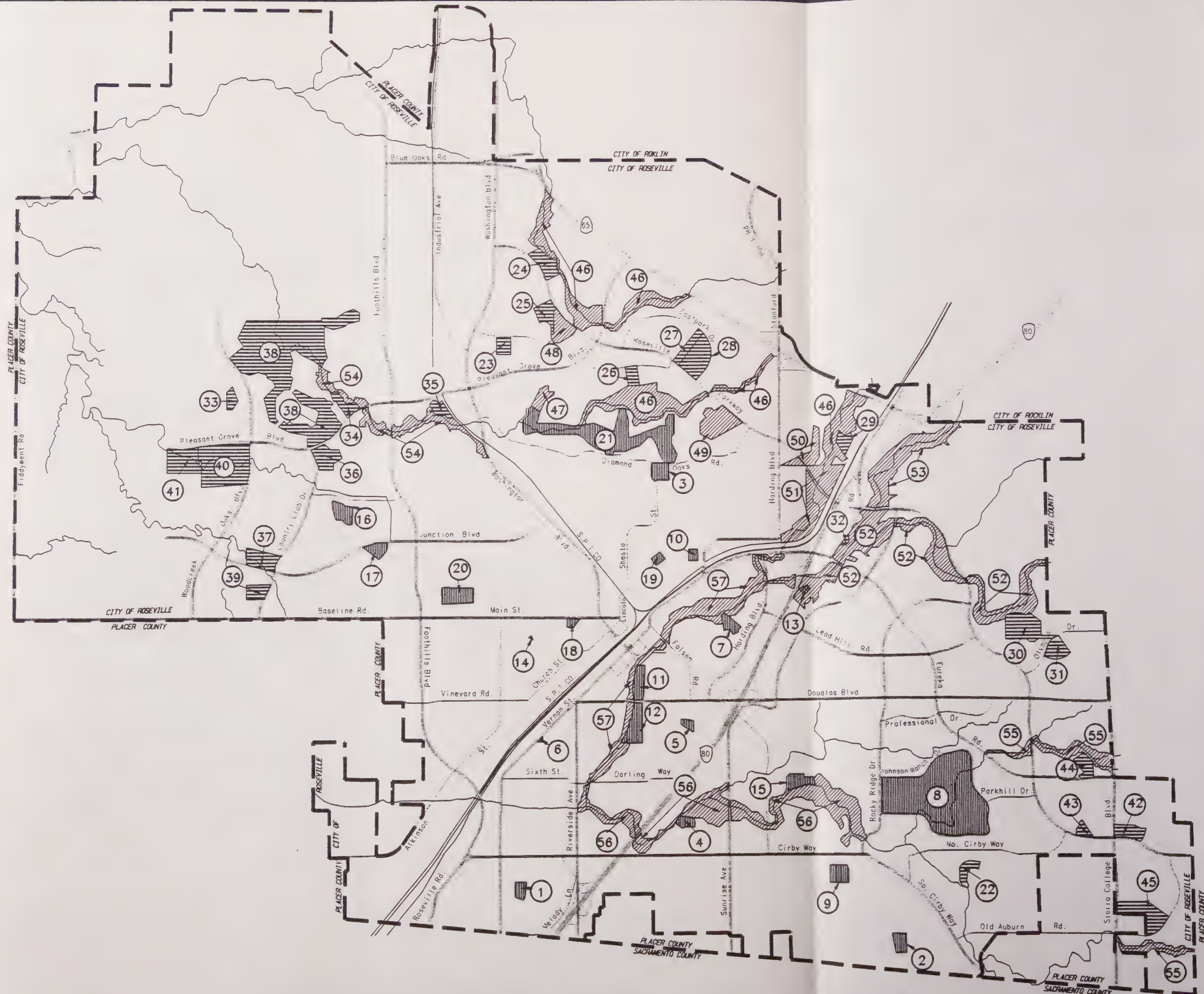


ROSEVILLE 2010 EXISTING AND PLANNED CITY PARKS AND RECREATION AREAS

LEGEND

-  DEVELOPED CITY PARKS/RECREATION AREAS
-  UNDEVELOPED PARKS/RECREATION AREAS
-  OPEN SPACE/RECREATION AREAS

**NOTE: Identification of the numbers on this figure can be found on Table VI-1, Roseville City Parks and Recreation Areas, on the adjacent page VI-4.*



Scale: 1" = 3600'

GP3600 Base map revised Dec. 1992

City of Roseville Planning Department

GP3600-RC, 02.29.93
Date '93

TABLE VI-2
PARK DEFINITIONS

Mini Park

Mini parks are generally less than two acres in size and are designed to serve a concentrated or limited population. They are often developed for a unique or single purpose such as a recreation facility for a neighborhood, a recreation or eating location for employment uses or to preserve an isolated open space resource such as a small clustering of oak trees. Typical improvements at mini parks are play areas, picnic tables and landscaping. Desirable locations for mini parks are within neighborhoods and in close proximity to small lot and higher density residential development, including apartments, condominium complexes and housing for the elderly. Mini parks are also appropriate within business districts.

Neighborhood Park

A neighborhood park can be generally defined as a landscaped park of limited size for passive recreation of all ages, but with designated active areas. Neighborhood parks provide scenic and aesthetic value. Typical improvements found at neighborhood parks include athletic fields, multi-use turf areas, hard courts and playground equipment. Neighborhood parks fall into two categories: those located adjacent to school sites and those not located adjacent to school sites. In general those facilities located adjacent to school sites are larger (typically 6-8 acres) and provide more active facilities, while those located away from school sites are smaller (approximately 5 acres) and provide more passive facilities, such as picnicking, turf areas and some natural areas.

Community Park

Community parks are designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks, and may have unique amenities such as a natural waterway, natural/conservation areas or special facilities. Community parks are larger than neighborhood parks and are intended to serve several neighborhoods. Typical facilities may include large children's play areas, group picnic facilities, turf areas for unsupervised free play, ball fields for organized sports, community buildings, off-street parking, and rest rooms. Community parks may also include tennis courts, outdoor concert areas or amphitheater and other special features. Community parks may be located adjacent to school facilities, generally intermediate or high schools. A community park may function as a neighborhood park for the area in which it is located.

City-wide (Regional) Park

City-wide parks are identified as unique recreational centers serving the entire urban population. These consist of extensive park areas that provide service and facilities which are specialized or of City-wide or regional interest. Typical facilities may include large open space areas, large group picnic facilities, rest rooms, nature centers, trail systems, scenic drives, campgrounds, community centers, libraries, swimming pools, water-oriented facilities for boating, swimming, and fishing, competitive sports fields, outdoor arenas, play equipment for varied age groups, tennis courts, and concessions. City-wide parks may be located adjacent to high schools.

Note: The multi-use of school and park facilities is addressed in the School Component of the Public Facilities Element.

TABLE VI-3

PARK STANDARDS

In the development of parks and recreation facilities the following standards and definitions shall generally apply:

Components	Neighborhood Park	Community Park	City-wide Park
Acreage/1,000 Population	2.5 Acres	1.5 Acres	5 Acres
Desired Size	5-8 Acres	25-40 Acres	50-100+ Acres
Population Served	2,000-3,000	20,000-50,000	50,000+
Service Area	1/4-1/2 mile	1-2 mile	*

* geographically dispersed throughout the community

The City will maintain flexibility in applying the above standards to best meet the parks and recreation needs of the community. Credit towards meeting the standards may be considered for non-traditional park lands as defined in Table VI-5.

Note: There is not an acreage/1,000 standard for mini-parks. These parks will normally be developed for a unique or single purpose. Where required or provided, mini-parks may be credited towards meeting the neighborhood park acreage requirement.

TABLE VI-4

PARK SITING CRITERIA

All Parks

- Locate centrally within designated service area
- Provide convenient and safe access for pedestrians, bicyclists and autos
- Locate with frontage on at least one public street
- Choose sites that have interesting or special features
- Locate parks in areas that can be viewed easily for security reasons
- Locate parks so as to link to existing and planned trails, the open space network and other connections
- Choose sites which avoid possible hazards, such as heavy traffic, railroads or industrial sites
- Provide buffers between active use areas and adjacent residential development

Mini Parks

- Locate in the interior of neighborhoods or employment areas
- Locate near high density development
- Consider undevelopable "remainders" or odd-shaped parcels
- Consider opportunities for preserving natural amenities

Neighborhood Parks

- Locate with frontage on collector streets when possible, especially when located adjacent to school sites
- Avoid separation of park and residential areas by major arterial or other barriers
- Limit activities which generate traffic from outside the neighborhood
- Plan for more active facilities when in conjunction with school sites
- Provide off-street parking when located adjacent to school sites

Community Parks

- Locate with frontage on major collector or arterial roadway
- Locate adjacent to intermediate or high schools, when possible
- Locate larger, more active facilities away from residential neighborhoods
- Provide off-street parking

City-wide Parks

- Locate adjacent or accessible to/from major arterials or freeways to provide maximum degree of accessibility
- Locate larger, more active facilities away from residential neighborhoods
- Provide off-street parking
- Incorporate special or unique features

TABLE VI-5

PARK CREDIT IMPLEMENTATION CHART

Non-traditional park lands may be granted partial credit towards meeting the 9 Acre/1,000 park to population standard if they provide some form of recreational value. Recreational value is defined as a measure of public accessibility and recreational improvements. This may include bike paths along creekways or along golf courses; vernal pools with walking, picnicking and interpretive signage, etc. A credit ratio range of between 5:1 and 10:1 may be given for these lands, only after the active (traditional) recreation needs of the community have been met¹.

The ability to receive credit, and the amount of credit given, will be determined by the City on a case by case basis dependent upon: recreational value; accessibility and potential benefit to the community of the land or improvements; and the benefit generated to the City as a whole. Park credit for non-traditional park lands may only be considered at the specific plan stage, and not on an individual project by project basis. Credit shall only be granted where provisions are included to ensure that the credited lands or facilities remain at their intended credited use on a long-term basis.

The following public lands may be considered by the City to receive partial park credit:

- Floodways
- Wetlands
- Oak Woodlands
- Riparian Areas
- Public Greenbelts (pathway areas that allow public access from one place to another)
- Public Golf Courses

¹ A credit ratio range of between 5:1 and 10:1 means that 1 acre of park credit may be granted towards meeting the park land requirement for every 5 to 10 acres of accepted non-traditional park land.

C. GOALS AND POLICIES

GOALS: PARKS AND RECREATION

- Goal 1* Provide adequate park land, recreational facilities and programs within the City of Roseville through public and private resources.
- Goal 2* Provide residents with both active and passive recreation opportunities by maximizing the use of dedicated park lands and open space areas.
-

Policies:	Parks and Recreation	Implementation Measures
1.	The City shall ensure the provision of 9 acres of park land per 1,000 residents.	<ul style="list-style-type: none">- <i>Park Definitions, Standards and Siting Criteria</i>- <i>Park Facilities Ordinance</i>- <i>Specific Plans</i>- <i>Development Review Process</i>- <i>Dedications, Fees and Exactions</i>- <i>Funding Sources</i>
2.	Retain flexibility in applying parks standards, in terms of size, facilities and service areas, so that existing and future needs can be met.	<ul style="list-style-type: none">- <i>Park Definitions, Standards and Siting Criteria</i>- <i>Park Credit Implementation Chart</i>
3.	Consider allocating park credits for lands that provide active and passive recreational value.	<ul style="list-style-type: none">- <i>Park Credit Implementation Chart</i>
4.	Base the provision of parks and recreation facilities on the needs of Roseville residents and assess these needs periodically.	<ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Parks Master Plan</i>- <i>Interagency Coordination</i>- <i>Public Participation</i>
5.	Cooperate with other jurisdictions to provide regional recreation facilities, where appropriate.	<ul style="list-style-type: none">- <i>Park Definitions, Standards and Siting Criteria</i>- <i>Intergovernmental Cooperation</i>

- | | | |
|-------|--|--|
| 6. | Take into consideration energy efficiency and water conservation, including the use of treated wastewater, in park development and design. | <ul style="list-style-type: none">- <i>Water and Energy Conservation</i>- <i>Wastewater Reuse</i>- <i>Landscape Ordinance</i> |
| <hr/> | | |
| 7. | Plan for safe and secure parks and recreation areas. | <ul style="list-style-type: none">- <i>Park Definitions, Standards and Siting Criteria</i>- <i>Development Review Process</i>- <i>Parks Master Plan</i>- <i>Park Safety and Interpretive Programs</i> |
| <hr/> | | |
| 8. | Require that parks and recreational facilities be phased or fully completed so as to be available as adjacent residential uses are developed. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Development Review Process</i> |
| <hr/> | | |
| 9. | Continue to maintain City parks and open space areas through the Parks and Recreation Department, to assure safe, clean and orderly facilities. | <ul style="list-style-type: none">- <i>Park Maintenance</i> |
| <hr/> | | |
| 10. | Continue to provide a wide variety of programs, activities, and educational opportunities for the community. | <ul style="list-style-type: none">- <i>Parks Master Plan</i>- <i>Public Participation</i>- <i>Intergovernmental Cooperation</i>- <i>Park Safety and Interpretive Programs</i> |
| <hr/> | | |
| 11. | Through parks and recreation facilities and programs, accommodate those with special needs, including teenagers, seniors and the disabled, and meet the requirements of the American Disabilities Act. | <ul style="list-style-type: none">- <i>Parks Master Plan</i>- <i>Public Participation</i> |

D. IMPLEMENTATION MEASURES

1. Park Definitions, Standards and Siting Criteria

(Proposed)

Use the Parks Definitions, Standards and Siting Criteria reflected on Tables VI-2, VI-3 and VI-4 of this element to plan for future parks and recreation facilities. These guidelines shall be used to allow the City flexibility for varying circumstances, in terms of size, facilities and service areas, to ensure that existing and future needs are met. *(Policies 1, 2, 5, and 7)*

2. Parks Facilities Ordinance

(Proposed)

Adopt a Park Facilities Ordinance to ensure compliance with the park standards contained in this element within Infill and other areas not subject to a specific plan or development agreement. The ordinance shall include dedication and in-lieu provisions to ensure implementation of the City's park dedication/credit requirements. *(Policy 1)*

3. Specific Plans

(Proposed)

Ensure that future and revised specific Plans include parks and recreation facilities consistent with the standards of this element. Such plans shall identify the future recreation needs of the area, based on the projected population and demographic characteristics, and designate the appropriate recreational lands. The specific plans shall address park acreage credits, acquisition or dedication, and financing, timing and maintenance. Utilize development agreements to secure these provisions. *(Policies 1, 4, and 8)*

4. Development Review Process

(Ongoing)

Continue the City's development review in accordance with the requirements contained in such documents as the Zoning Ordinance, Site Review Ordinance, Sign Ordinance, Subdivision Ordinance and Subdivision Map Act, Tree Preservation Ordinance, Transportation Systems Management Ordinance, the Specific Plans, the California Environmental Quality Act, and other statutes.

Consult the Parks and Recreation Department, and other affected agencies, as a result of any development proposal which may have an impact on parks and recreational facilities. Any comments and recommended mitigation will be considered during the review process. Development review shall address the need for park facilities, timing and provision of such facilities, and the design relationship between parks and adjacent development. *(Policy 1, 7, and 8)*

5. Dedications, Fees and Exactions

(Ongoing)

The City shall require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the 9 acre/1,000 population standard. The City shall utilize its charter city authority and legal authority to ensure compliance with the General Plan standards for park dedication. *(Policy 1)*

6. Funding Sources

(Ongoing)

Continue to pursue both existing and alternative sources of funding to provide park lands and facilities which will adequately meet community needs. Existing sources include the Residential Construction Tax, Neighborhood and Community Park Fees, City-wide Park Fees and funds from Landscape and Lighting and Community Facilities Districts. Other sources may include state bond acts, federal and state grants, assessment districts and public/private partnerships. Recreational facilities may be provided through fund raising efforts by civic and community

organizations. Neighborhood groups may be an additional source of finance and voluntary labor to meet recreational needs. *(Policy 1)*

7. Park Credit Implementation Chart

(Proposed)

The City may consider granting park credit for non-traditional land in accordance with the Park Credit Implementation Chart (Table VI-5). This chart includes a credit ratio range that may be applied to the listed open space lands with recreational value. The City may only consider credit for these lands after the active recreation needs (ballfields, turf areas, hardcourts) for the area have been met. *(Policies 2 and 3)*

8. Parks Master Plan

(Proposed)

Complete a Parks Master Plan prior to or concurrent with the first specific plan to modify the General Plan land use allocation as specified in the Growth Management Component of the Land Use Element. The Plan should include the following:

- Identification of existing and proposed active and passive recreation lands, including open space lands that have recreation value;
- Assessment of City-wide recreation needs, demographics and recreation trends;
- Identification of any parks and recreation deficiencies within the City and identification of programs to bring them up to City standards;
- Determination of the active needs of the population and establishment of facility standards that can be used for planning future park and recreation facilities;
- Identification of opportunities to provide for the location and construction of one major outdoor performing amphitheater with a capacity of at least 2,000 people, and provision of additional outdoor performing

centers elsewhere in the community.

- Identification of the opportunity to provide a duck pond and/or other water feature in the community.
- Identification of general design and siting standards to ensure efficient and safe park facilities; and
- Establishment of a schedule for the acquisition, development and maintenance of park facilities.

The Parks Master Plan should be updated a minimum of every three years and/or with any significant modification to the City's land use allocation. The Plan will be used to ensure continual review and updating of recreation facility standards. Periodic survey of City-administered recreation programs should also be conducted by the Parks and Recreation Department in order to evaluate the content and popularity of programs being offered. *(Policies 4, 7, 10 and 11)*

9. Interagency Coordination

(Ongoing)

Coordinate with local school districts to provide additional park and recreation areas in conjunction with school facilities. This coordination shall occur consistent with the goals and policies of the School Component of the Public Facilities Element. Maximize active recreation opportunities for Roseville residents, including ball fields, turf areas, and hard courts through joint use areas. *(Policy 4)*

10. Public Participation

(Ongoing)

Actively solicit public participation in the planning and development of parks and recreational programs to more effectively meet the needs of City residents. The primary means of public input will be through the Parks and Recreation Commission and City Council. Both bodies review and act upon recreation improvements and programs. Additional resources include organizations such as the Seniors Commission

and the Cultural Arts Commission. (*Policies 4, 10, and 11*)

11. Intergovernmental Cooperation

(Ongoing)

Continue to pursue a regional approach to planning and development of recreational facilities to help ensure optimal use of existing parks and natural resources. Cooperate with neighboring communities toward joint-use of park lands and facilities, and full use of open space areas. Additionally, the Parks and Recreation Department should continue to confer with other jurisdictions in an effort to identify new programs which have proven successful in other communities. (*Policies 5 and 10*)

12. Water and Energy Conservation

(Component Instituted by the General Plan)

Develop and design parks, golf courses and other recreation lands consistent with the Water and Energy Conservation Component of the Public Facilities Element. Incorporate water and energy conservation measures into the design of recreational facilities. The Parks and Recreation Department should adopt landscaping and maintenance practices which conform to the conservation standards set forth the Public Facilities Element. (*Policy 6*)

13. Wastewater Reuse

(Proposed)

Actively pursue the use of treated wastewater in appropriate irrigation applications for park, golf course and other recreation landscapes consistent with the provisions of the Public Facilities Element. If feasible, extend wastewater reuse to include wildlife or wetland habitat reclamation for incorporation into City park lands. (*Policy 6*)

14. Landscape Ordinance

(Proposed)

The City's Planning Department, in cooperation with

the Environmental Utilities and the Parks and Recreation Departments, should adopt and implement a landscape ordinance which will provide standards for water conscious landscaping to reduce water use in developments. Requirements shall specify use of trees and other vegetation in new development, to provide shade and reduce energy demands for cooling. This ordinance should be applied in the design and development of City parks and recreation facilities and be developed consistent with the provisions of the Water and Energy Conservation Component of the Public Facilities Element. (*Policy 6*)

15. Park Safety and Interpretive Programs

(Ongoing)

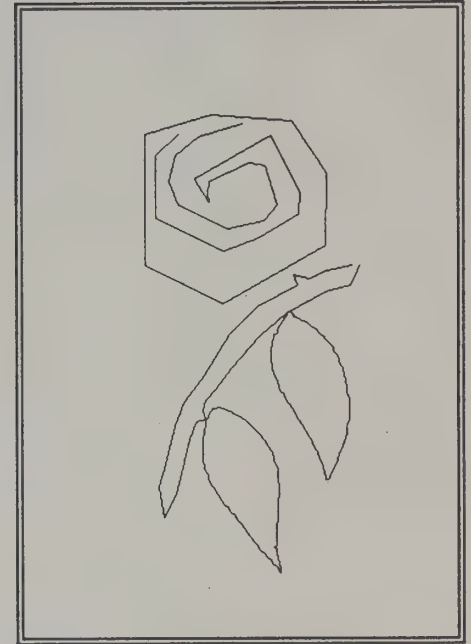
Continue the Parks and Recreation Department's safety and interpretive programs to preserve and protect the City's parks through prevention, enforcement, community education and public relations activities. The programs are designed to develop appreciation of natural resources and the historical value of the Roseville park system through a variety of interpretive and educational awareness programs. These programs also involve patrol duties and the Park Watch Program to help ensure safety to park users. (*Policies 7 and 10*)

16. Park Maintenance

(Ongoing)

The City's Parks and Recreation Department will continue to maintain the City's parks and recreation lands, including open space areas that have recreation value. New development areas will be required to identify resources for the maintenance of future parks and recreation lands. This will include exploring the establishment of maintenance assessment districts. (*Policy 9*)

VII. PUBLIC FACILITIES ELEMENT



2 0 1 0

City of Roseville

PUBLIC FACILITIES

Civic and Community Facilities
Schools
Electric/Private-ly-Owned Utilities
Water System
Wastewater System
Solid Waste, Source Reduction & Recycling
Water and Energy Conservation
Extension of City Services

In order to serve the needs of its citizens, the City of Roseville recognizes the importance of establishing goals and policies relating to public facilities. A city's ability to consistently provide adequate services strengthens the community as a whole by advancing the health and well-being of its residents and enterprises. It is appropriate, therefore, that the City chooses to incorporate a Public Facilities Element as an optional element into its General Plan.

Roseville prides itself on being a full service city. As shown in the Public Service Providers chart (Table VII-1), Roseville provides water, wastewater, solid waste, electric and library services to its residents. The City owns Roseville Community Hospital and school services are provided by the local school districts.

Results from a survey of Roseville citizens in April 1991, intended to solicit input on preparation of the General Plan, showed that the majority of residents were highly satisfied with the City's level of public services.

The purpose of the Public Facilities Element is to identify facility and service needs of the community as growth and development occur. The City is targeting its service level and improvement standards over the next 15 to 20 years to accommodate the land use allocation identified in the Land Use Element of the General Plan. In addition, performance standards have been identified to ensure that desired service levels are maintained should the City decide to expand beyond this current allocation.

Roseville originally adopted a Public Facilities Element in 1977 which was amended in 1988. It focused on the need to identify changes in infrastructure requirements as growth and development occur. Having set a five-year course in most instances, the element recognized the need to regularly monitor and evaluate the City's service requirement capacity.

The current Public Facilities Element reinforces the philosophy contained in the previous element. Additionally, it clarifies and refines the goals and

policies by focusing on specific implementation measures to achieve the desired outcomes.

The rate of growth is a critical factor in ensuring that improvements are in place to service the planned development. For this reason, the Public Facilities Element must anticipate the City's response to development pressures, and the role that public services will play in facilitating such development. To this end, the City has chosen to establish a comprehensive reporting system which can effectively monitor threshold standards for facility planning in accordance with defined service levels.

Roseville is dedicated to actively exploring regional solutions to the issues which are accompanying growth in Placer and Sacramento Counties. Recognizing the regional implications of local decision-making, the Public Facilities Element reflects the City's desire to cooperatively pursue solutions to regional issues with neighboring jurisdictions.

While public services and facilities may logically include hospitals, flood control, and fire and police protection, these issues have been assigned to the Safety Element of the General Plan. In addition, the General Plan includes a separate Parks and Recreation element. The contents of the Public Facilities Element focus on the following components:

Civic and Community Facilities examines goals and policies for the facilities which constitute the dwelling place for governmental and community-centered activities. The component reflects the vision of Central Roseville as not only an economic unit, but an historic and symbolic center of the community. At the same time, it emphasizes the importance of extending social and cultural resources to outlying neighborhoods in the form of clustered facilities, including parks, senior centers, and meeting places. Libraries are an integral part of these facilities, offering reading materials, educational programs, cultural activities, and public forums to an active and informed community.

Schools underscores the need for the City to work cooperatively with the various school districts and

landowners within its boundaries toward the financing, joint-use and provision of adequate school facilities. This is particularly critical in the face of rapid growth and diminishing state funding.

Electric & Privately-owned Utilities acknowledges the function of utilities in providing the foundation for a safe, healthy and efficiently managed community. Natural gas, electric, telephone and cable service comprise the network needed to achieve this goal.

Water System emphasizes the need to accommodate planned new growth and at the same time satisfy the needs of current residents. This necessitates continual monitoring of the existing system's capacity and consideration of possible expansion.

Wastewater System defines the City's approach to growth and development, both within and outside its boundaries, as it relates to wastewater. Changing requirements necessitate continual examination on both the local and regional levels to anticipate the expansion required to adequately service the City's residents.

Solid Waste, Source Reduction and Recycling addresses the City's role in its joint powers agreement with other Placer County jurisdictions to participate in regional solutions to solid waste disposal, reduction and recycling. The City's goals and policies target reduction in the quantity of future generated waste, while providing a safe and efficient system for solid waste disposal.

Water & Energy Conservation outlines the goals and policies with regard to this issue. Increasing demand as a result of rapid growth, coupled with decreasing supplies of natural resources, challenges the City to balance conservation efforts and energy supplies while providing maximum benefit to City residents and businesses.

Extension of City Services details the City's policy on extending water, wastewater and electric service to areas outside City boundaries. These public facilities play a vital part in growth development. It is the intent of this component to specify conditions for provision of these services to outlying areas in a manner which does not compromise the

quality of life for the citizens of Roseville.

In reviewing each component's goals and policies as contained in the Public Facilities Element, it is evident that success in the overall implementation of the element is contingent upon effective monitoring and reporting of growth in relation to public service levels. Therefore, the establishment of a biennial report which documents growth trends, the capacity and level of service for public facilities, and facility planning efforts, is an integral part of this element. The report shall include an analysis of library, electric, private utility, water, wastewater and solid waste services, and recommendations essential to their continuation at the desired levels of service.

It is an underlying goal of the entire Public Facilities Element that adequate services be provided for residents and enterprises, and that new development contribute its fair share toward the provision of these services and facilities.

TABLE VII-1
PROVIDERS OF PUBLIC SERVICES FOR THE CITY OF ROSEVILLE

Cable Television	<i>Jones Intercable</i>
Electricity	<i>City of Roseville</i> <i>Pacific Gas & Electric (limited)</i>
Fire and Police Protection	<i>City of Roseville</i>
Flood Control and Drainage	<i>City of Roseville</i>
Hospital	<i>City of Roseville</i>
Library	<i>City of Roseville</i>
Natural Gas	<i>Pacific Gas & Electric</i>
Parks and Recreation	<i>City of Roseville</i>
Schools	<i>Roseville Joint Union High, Eureka Union, Dry Creek Joint and Roseville City School Districts</i>
Solid Waste	<i>City of Roseville</i>
Street Lighting and Maintenance	<i>City of Roseville</i>
Telephone	<i>Roseville Telephone Company</i>
Wastewater Treatment	<i>City of Roseville</i>
Water Service	<i>City of Roseville</i> <i>San Juan Suburban Water District</i>

CIVIC AND COMMUNITY FACILITIES

A. SETTING

The City of Roseville owns and operates civic facilities comprised of buildings and properties which are used not only for the daily operation of City government, but for community-based activities of its local citizens. These facilities include:

Civic Center: The Civic Center includes City Hall, City Hall Annex, the Public Safety Building and several secondary office facilities. The City Hall and its downtown annexes currently house the following City functions: City Manager, City Attorney, Finance, Personnel, Risk Management, City Clerk, Housing & Redevelopment, Community Development, Public Works administration, Environmental Utilities, Building, Engineering, Parks & Recreation administration and Planning. The City's Police and Fire administrative offices, and data processing division, are located within the Public Safety Building.

Community Facilities: The Maidu Community Center currently serves as the primary facility for general community use. As demand for such facilities increases in outlying neighborhoods of the City, additional facilities will be required to achieve the objective of creating neighborhood centers. Both the North Central and Northwest Specific Plan areas propose the construction of community center buildings in conjunction with planned park sites.

Public Library System: The library system provides facilities and services for people within the community as a vital public service and contributor to the community's quality of life. The facilities consist of the Main Library in the Civic Center, the Maidu Branch on the City's east side, and the Carnegie Library/Museum in Old Town. Additional branches will be provided adjacent to the planned community center facilities in the Northwest and North Central Specific Plan Areas.

Corporation Yard: The Corporation Yard is presently located adjacent to the Placer County fairgrounds, off of Corporation Yard Road. The facility houses

administrative offices and work storage areas for the following City functions: Central Stores and Purchasing, City Garage, Refuse Division, Water/Sewer Division, Parks Department, and the Streets Department.

Electric Department: The Electric Department service center, administrative offices and corporation yard facilities are located on PFE Road at the western edge of the City.

Existing and planned City facilities are reflected on the Existing and Planned Civic and Community Facilities Map (Figure VII-1). While fire station and hospital sites are depicted on this map, specific discussion related to these facilities are included in the Safety Element. Park and golf course facilities are mapped in the Parks and Recreation Element.

B. OUTLOOK

At present, Roseville's civic facilities are planned to undergo significant changes resulting from the adoption of various plans. These include the City's Civic Center Master Plan, the Corporation Yard Master Plan, and the development and planning of neighborhood facilities within the specific plan areas.

The Civic Center Master Plan reflects a commitment to retain primary City administrative functions in the Downtown area. Approved in 1989, the plan includes four phases to be developed over a period of ten years. The block bounded by Vernon, Grant and Oak Streets and Washington Boulevard will connect current civic functions with those located along Dry Creek, forming a network of civic facilities from Vernon Street to Royer Park.

Upon full implementation of the plan, the City Hall Annex will no longer be used for City administrative functions. Future potential uses may include public meeting space, offices, and development by the private sector.

The adopted Corporation Yard Master Plan proposes

a new Corporation Yard facility on a 57-acre site off PFE Road adjacent to Roseville's western boundary. Referred to as the "Hilltop Corporation Yard", it includes an Administration Building, Shop Complex, Vehicle Maintenance Garage, Central Stores and Purchasing, as well as the existing Electric Department operations.

Increased demand for services will occur in neighborhoods located away from the City center as well. Anticipating future resident need of community facilities will allow for population expansion without diminishing the opportunities for enrichment in Roseville's outlying areas. The four Roseville specific plans (Southeast, Northeast, Northwest and North Central) each designate areas for neighborhood level recreational and multipurpose centers.



ROSEVILLE 2010

EXISTING AND PLANNED CIVIC AND COMMUNITY FACILITIES

LEGEND

- ① Building Inspection/Risk Management, 321 Vernon St.
- ② City Hall, 311 Vernon St.
- ③ City Hall Annex, 316 Vernon St.
- ④ Corporation Yard, 100 Corporation Yard
- ⑤ Electric Department, 2090 Hilltop Circle
- ⑥ Fire Department, Administration & Station #1, 401 Oak St.
- ⑦ Fire Department Station #2, 1398 Junction Blvd.
- ⑧ Fire Department Station #3, 1300 Kirby Way
- ⑨ Fire Department Station #4, 1900 Eureka Rd.
- ⑩ Housing/Redevelopment, 405 Vernon St.
- ⑪ Main Library, 225 Taylor St.
- ⑫ Maidu Branch Library, 1530 Maidu Dr.
- ⑬ Parks and Recreation, 401 Vernon St.
- ⑭ Maidu Community Center, 1550 Maidu Dr.
- ⑮ Police Department, 401 Oak St.
- ⑯ Wastewater Treatment Plant, 1800 Booth Rd.
- ⑰ Roseville Hospital, 333 Sunrise Ave.
- ⑱ Roseville Hospital, planned Expansion
- ⑲ Planned Corporation Yard, Hilltop Circle
- ⑳ Planned Fire Station, North Central Roseville Specific Plan
- ㉑ Planned Fire Station, Northeast Roseville Specific Plan
- ㉒ Planned Fire Station, North Industrial Area
- ㉓ Planned Library and Community Center, North Central Roseville Specific Plan
- ㉔ Planned Library and Community Center, Northwest Roseville Specific Plan
- ㉕ Water Treatment Plant, Barton Rd.
- ㉖ Carnegie Library, Old Town Roseville



Scale: 1" = 3600'

GP3600 Base map revised Dec. 1992 gpcityfac. 02.28.93

City of Roseville Planning Department

PLACER COUNTY
CITY OF ROSEVILLE

Fiddymont Rd

CITY OF ROSEVILLE
PLACER COUNTY

PLACER COUNTY

PLACER COUNTY

PLACER COUNTY
SACRAMENTO COUNTY

PLACER COUNTY
SACRAMENTO COUNTY

CITY OF ROSEVILLE
PLACER COUNTY

C. GOALS AND POLICIES

GOALS: CIVIC CENTER, COMMUNITY AND MAINTENANCE FACILITIES

- Goal 1* Continue to focus City administrative facilities downtown by providing efficient expansion opportunities to fill future needs, good public service and access, and a quality civic architectural image for the downtown area.
- Goal 2* Cluster and connect community facilities in neighborhood centers, including parks, libraries and community centers.
- Goal 3* Expand and consolidate public service and maintenance operations in order to adequately and efficiently serve the needs of City residents and businesses.
-

Policies:	Civic Center, Community and Maintenance Facilities	Implementation Measures
-----------	--	-------------------------

- | | | |
|----|---|--|
| 1. | Continue to implement the Civic Center Master Plan. | - <i>Civic Center Master Plan</i>
- <i>Facilities Fee</i> |
| 2. | Develop clustered community facilities, including libraries, parks, schools, senior centers and public meeting places, to maintain high quality services at the neighborhood level. | - <i>Intergovernmental Coordination</i>
- <i>Parks Master Plan</i>
- <i>Specific Plans</i>
- <i>Alternative Funding Sources</i> |
| 3. | Implement the Corporation Yard Master Plan, including consolidation and expansion of existing maintenance services at the Hilltop site. | - <i>Facilities Fee</i>
- <i>Corporation Yard Master Plan</i> |
-

GOALS: PUBLIC LIBRARY SYSTEM

- Goal 1* Recognize Library Services as a vital public service which contributes to the community's quality of life.
- Goal 2* Provide services and locate library facilities to adequately serve all City residents.
-

Policies:	Public Library System	Implementation Measures
1.	Continue to provide a variety of library programs serving library users of all age groups.	- <i>Public Involvement</i>
2.	Maintain the main library in downtown as a key public service in the Civic Center.	- <i>Civic Center Master Plan</i>
3.	Provide branch libraries at the neighborhood level to service residents within a 5-mile radius of each facility.	- <i>Specific Plans</i> - <i>Dedications, fees and exactions</i>
4.	Provide branch libraries to service population increments of <u>±</u> 20,000.	- <i>Specific Plans</i> - <i>Public Involvement</i> - <i>Dedications, fees and exactions</i> - <i>Biennial Public Services Monitoring Report</i>
5.	Plan for the clustering and connection of community facilities in neighborhood centers, including parks, libraries and community centers.	- <i>Parks Master Plan</i> - <i>Specific Plans</i> - <i>Alternative Funding Sources</i>
6.	Continue to cooperate with the local school districts and Placer County in the provision of high quality library services.	- <i>Intergovernmental Coordination</i> - <i>California Library Services Act</i> - <i>Mountain-Valley Library System</i>

D. IMPLEMENTATION MEASURES

1. Civic Center Master Plan

(Adopted)

Actively implement the Civic Center Master Plan. This plan assesses the central staffing and facility needs for central administrative and community functions; it facilitates coordination of operations between interdependent departments; and it emphasizes efficiency through centralization and “one stop service” for public activities whenever possible. Financing mechanisms are outlined in the plan’s implementation Program.

(CC Policy 1 and PLS Policy 2)

2. Facilities Fees

(Existing)

Continue to collect and adjust the City’s Community Facilities Fee. This fee is used to fund civic and community facilities pursuant to adopted master plans. *(CC Policies 1 and 3)*

3. Intergovernmental Coordination

(Ongoing)

Coordinate City recreation, library and planning efforts with the school districts, Placer County and other applicable agencies. Such coordination will help to ensure the clustering of community activities and should emphasize expansion and diversity of services and facilities, rather than duplication. *(CC Policy 2 and PLS Policy 6)*

4. Parks Master Plan

(Proposed)

Prepare a Parks Master Plan as specified in the Parks and Recreation Element. The Plan shall define standards which will result in adequate provision of park lands and facilities. The Plan shall permit flexibility in designating active and passive recreation

areas depending on resident characteristics and needs with emphasis on clustering and interconnecting community facilities including schools. The Plan shall be consistent with the goals and policies of the Parks & Recreation Element. *(CC Policy 2 and PLS Policy 5)*

5. Specific Plans

(Proposed)

Ensure that proposed Specific Plans are consistent with the goals and policies of this element and the Parks Master Plan. Provide the planning and designation of clustered community centers with libraries, community activity areas and park lands suitable for meeting the local needs of residents or workers. Utilize development agreements to secure funding and timing requirements. *(CC Policy 2, PLS Policies 3, 4 and 5)*

6. Alternative Funding Sources

(Ongoing)

Actively pursue alternative funding sources for community facilities. Such sources may include the use of special assessment districts; bonds; Mello-Roos Community Facilities Districts; Landscaping & Lighting Districts; and Marks-Roos Districts, among others, to fund necessary community facilities, including parks, community centers and libraries. *(CC Policy 2 and PLS Policy 5)*

7. Corporation Yard Master Plan

(Adopted)

Implement the Corporation Yard Master Plan which anticipates growth needs through expansion and consolidation. The plan specifies standards for efficient and safe daily operation within the Administration Building, Shop Complex, Vehicle Maintenance Garage, Central Stores and Purchasing. *(CC Policy 6)*

8. Public Involvement

(Ongoing)

Active solicitation of the public for involvement in the siting of community facilities and identification of programs should occur through the public meeting and review process. Community-based organizations, including Friends of the Library and the Roseville Library Board, should be consulted and included in the decision-making process to strengthen support for library programs. *(PLS Policies 1 and 4)*

9. California Library Services Act

(Existing)

The State of California encourages networking among libraries implementing the provisions of the California Library Services Act. The act promotes resource-sharing among all types of libraries (public, school, academic and business). Demonstration of such efforts entitle the participating libraries to receive reimbursement funds from the state.

The City should continue to actively pursue state funding and support for interlibrary resource sharing programs through this legislation. Funds offset costs for interlibrary loans and provide per-transaction reimbursement to the Roseville Library System as a “net lender”. *(PLS Policy 3)*

10. Dedications, Fees and Exactions

(Ongoing)

Require, as a condition of project approval, dedication of land for needed facilities or the payment of appropriate fees and exactions to help offset municipal costs of facilities expansion.
(PLS Policies 3 and 4)

11. Biennial Public Service Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services report to the City Council beginning no later than 2 years after

adoption of the General Plan. This report should document growth trends, the capacity and level of service for public services and facility planning efforts. The need for, type, and timing of library services should be included. The report should provide information which aids in reassessing goals and policies with respect to library and other services. *(PLS Policy 4)*

12. Mountain-Valley Library System

(Ongoing)

Continue to participate in the Mountain-Valley Library System which facilitates resource-sharing among regional libraries within the system. *(PLS Policy 3)*

SCHOOLS

A. SETTING

Within the City of Roseville, one high school district and three elementary districts serve the needs of the student population. These include the Roseville Joint Union High, Eureka Union, Dry Creek Joint and Roseville City School Districts. Figure VII-2 reflects existing and proposed school facilities within the City, as well as the school district boundaries. Private schools and a community college district also exist within the City of Roseville.

The Roseville Joint Union High School District encompasses the entire City limits and includes portions of unincorporated Placer and Sacramento Counties. The district is presently served by two comprehensive high schools, Roseville and Oakmont, along with Adelante Continuation and Success Opportunity High Schools. Three additional comprehensive high schools are planned: the northwest campus located within the Northwest Roseville Specific Plan area; the east campus located within the Granite Bay Community Plan area east of the City limits; and the southwest campus located in the Dry Creek/West Placer Plan areas. In addition, the district's master plan calls for two future continuation high schools and one opportunity high school.

Eureka Union School District serves a small area within the City along its eastern limits. Dry Creek Joint Elementary School District boundaries lie in the City's western region. The Roseville City School District serves the remainder of the City for both elementary and intermediate needs.

The City's four existing specific plans include specific policy language which addresses City/district cooperation in the construction and phasing of school facilities. The City and the district Boards have a long standing history of coordination on financing and development issues. Given the tremendous growth pressures being experienced by the schools, the City recognizes the need to address and strengthen the goals and policies in the General Plan.

The focus of the policies in the Schools Component is on financing, timing and joint use of school facilities. The greatest challenge facing Roseville schools is financing new school facilities in light of the state's inability to provide sufficient funding for enrollment increases. What role the City and the development community should play is critical in providing a quality education for the City's children. A related issue is the timing of the provision of school facilities relative to development. The optimal utilization of joint-use facilities to avoid duplication of services between the City and the districts is also critical.

B. OUTLOOK

Future enrollment projections indicate that combined enrollment in the four school districts serving the City will increase by approximately 30% between 1991 and 1996. Based upon the projections, it is anticipated that within the four districts an additional 3 high schools, 2 continuation high schools, 1 alternative high school, 14 elementary and 5 intermediate schools will be needed to meet growth demands associated with the current General Plan land use allocation. Locations for a majority of these facilities have been identified and some are already constructed. Additional facilities will be required should the City decide to expand its population.

In implementing its policies, the City shall work cooperatively with the school districts to pursue all sources of financing. Working within current constraints, the City will be challenged with decision-making as to the financing, joint-use and timing of school facilities.



ROSEVILLE 2010 EXISTING AND PLANNED SCHOOLS AND DISTRICT BOUNDARIES

LEGEND

--- SCHOOL DISTRICT BOUNDARY

Existing Elementary Schools:

- 1 Cirby Elementary School
- 2 Crestmont Elementary School
- 3 Heritage Oak Elementary School
- 4 Kaseberg Elementary School
- 5 Sargeant Elementary School
- 6 Sierra Gardens Elementary School
- 7 Spanger Elementary School
- 8 Woodbridge Elementary School

Existing Intermediate Schools:

- 9 Eich Intermediate School

Existing High Schools:

- 10 Oakmont High School
- 11 Roseville High School
- 12 Adelante Continuation High School
- 13 Success High School

Planned Elementary Schools:

- 14 Northwest Roseville Specific Plan
- 15 Northwest Roseville Specific Plan
- 16 Northcentral Roseville Specific Plan
- 17 Northcentral Roseville Specific Plan
- 18 Southeast Roseville Specific Plan

Planned Intermediate Schools:

- 19 Northcentral Roseville Specific Plan
- 20 Northeast Roseville Specific Plan
- 21 Northwest Roseville Specific Plan

Planned High Schools:

- 22 Northwest Roseville Specific Plan

*NOTE: The Roseville High School District covers the entire Roseville Planning Area.

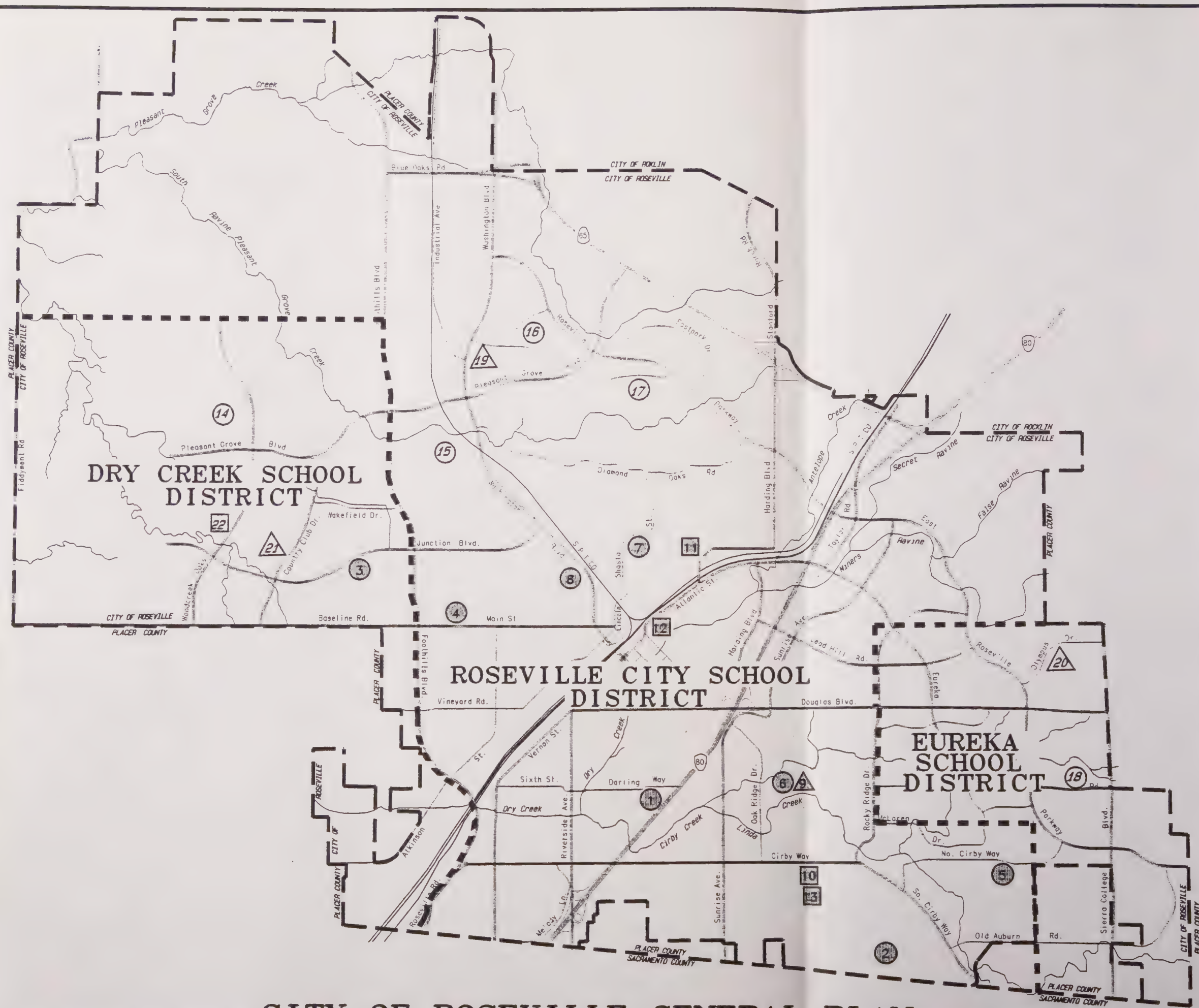


Scale: 1" = 3600'

GP3600 Basecap revised Dec. 1992

City of Roseville Planning Department

gpcschool, 3.1.93
Rev. '92



C. GOALS AND POLICIES

GOALS: SCHOOLS

- Goal 1* The provision of adequate school facilities is a community priority. The school districts and the City will work closely together to obtain adequate funding for new school facilities. If necessary and where legally feasible, new development may be required to contribute, on the basis of need generated, 100% of the cost for new facilities.
- Goal 2* The City and the school districts enjoy a mutually beneficial arrangement in the joint-use of school and public facilities. Joint-use of facilities shall be encouraged in all cases, unless there are overriding circumstances which make it impossible or detrimental to either the school district or the City's park and recreation facilities/programs.
- Goal 3* School facilities shall be available for use in a timely manner.
- Goal 4* The City will work with all school districts within the region to provide educational opportunities for all students.
-

Policies:	Schools	Implementation Measures
1.	The City and the school districts will work cooperatively to explore all local and state funding sources in order to secure adequate funding for new school facilities.	<ul style="list-style-type: none">- State Funds- Local Resources- Development Agreements
2.	Adequate facilities must be shown to be available in a timely manner before approval will be granted to new residential development.	<ul style="list-style-type: none">- Development Agreements- Development Review Process- Specific Plans- School Phasing Plan
3.	Financing for new school facilities will be identified and secured before new development is approved.	<ul style="list-style-type: none">- State Funds- Local Resources- Development Agreements- Development Review Process- Specific Plans

- | | | |
|----|--|--|
| 4. | School facilities will be provided in response to needs identified by the districts and the City. | <ul style="list-style-type: none"> - <i>School District Facilities Plans</i> - <i>Development Review Process</i> |
| | | |
| 5. | The City and the school districts will work together to develop criteria for the designation of school sites and consider the opportunities for reducing the cost of land for school facilities. The City shall encourage the school districts to comply with City standards in the design and landscaping of school facilities. | <ul style="list-style-type: none"> - <i>Interagency Cooperation</i> |
| | | |
| 6. | The City and the school district will prepare a joint-use study for each school facility to determine the feasibility of joint-use facilities. If determined to be feasible, a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided and facilitate shared financial and operational responsibilities. | <ul style="list-style-type: none"> - <i>Joint-Use Study and Agreements</i> |
| | | |
| 7. | Designate public/quasi-public land uses in clusters so that the use of schools, parks, open space, libraries, child care and community activity and service centers create a community or activity focus. | <ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Interagency Cooperation</i> - <i>Joint-Use Study and Agreements</i> |
| | | |
| 8. | Schools, where feasible, shall be located away from hazards or sensitive resource conservation areas except where the proximity of resources may be of educational value and the protection of the resource is reasonably assured. | <ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Resource Protection Policies</i> |

NOTE: For the purpose of this component, "new development" refers to any development proposal from which the City may, through the provisions of State Law, and utilizing a development agreement or other mechanism, secure exactions for School Facilities.

D. IMPLEMENTATION MEASURES

1. State Funds

(Ongoing)

The City and school districts together shall continue to actively pursue state funds for school facilities. State funds may provide partial support to school facilities funding. Contingency funding shall be identified, should state sources be reduced or eliminated. A higher priority for the eligibility for state funds, if and when such funds are available, may be provided to school districts that choose to adopt year-round school programs. *(Policies 1 & 3)*

2. Local Resources

(Ongoing)

The City and school districts shall continue to pursue local funding options including, but not limited to, dedication of school sites, controlled land costs, assessment districts, general obligation bond proceeds, special tax measures, mitigation and other development fees, Mello-Roos Community Facilities districts, property tax increments from redevelopment agreements and imposition of mitigation fees above the AB 2926 level. *(Policies 1 & 3)*

3. Development Agreements

(Ongoing)

In addition to "Sterling" fees (AB 2926) and supplemental developer fees (City of Roseville "infill" ordinance) currently collected, the City shall require proponents of new development to enter into an agreement with the affected school districts, specifying their fair share obligations for the provision of school facilities, unless the City makes findings that there are special circumstances (economic or social benefit to the City and its residents). The intent of the agreement shall be to provide for 100% of the needed school facilities, and will indicate from what sources and in what time frames the facilities will be provided. *(Policies 1, 2 and 3)*

4. Development Review Process

(Ongoing)

Refer any development proposal which has a direct or indirect impact on school facilities to the affected school district(s) for review and comment. District comments will be considered by the City in reviewing the proposed project. Environmental review of a project shall include determination of adequate school facilities, in accordance with state law, prior to approval. *(Policies 2, 3 and 4)*

5. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Through the specific plan process, the City and school districts shall determine school site locations. Where feasible, schools shall be located in neighborhood centers to reduce duplication and create a community focus. The City shall ensure that specific plans include strong policy language for the provision of school facilities through development agreements. These agreements shall identify facility needs, the specific amount of developer contribution for new schools, and phasing requirements of new facilities. *(Policies 2, 3, 7 and 8)*

6. School Phasing Plan

(Proposed)

The school districts should prepare a School Phasing Plan for all rezones, new or amended specific plans, and General Plan amendments identified as having a significant impact on school facilities. The phasing plan shall be considered by the City's in its development review process. The plan shall detail development impacts, facility needs, phasing requirements and the source of funding. *(Policy 2)*

7. School District Facilities Master Plans

(Proposed)

The City shall encourage school districts to adopt and update School District Facilities Master Plans. The City should consider the Plans' assessments of the need for school facilities during the review of projects and future specific plans. *(Policy 4)*

8. Interagency Cooperation

(Ongoing)

Active cooperation and communication between school districts and the City will ensure greater success in properly assessing the adequacy of existing facilities and projected need. The City and school districts will work together to develop criteria for the designation and design of school sites, and consider opportunities for reducing the cost of land for school facilities. If dedication of land is not feasible, the City will assist the district in obtaining land at the best possible price. The City will work with the local Community College district, as necessary, to enhance educational opportunities for students within the Roseville area. *(Policies 5 and 7)*

9. Joint-Use Study and Agreements

(Ongoing)

Prepare a joint use study for all new school sites. The study will establish the feasibility of pursuing a joint-use agreement among service providers, including the school districts and the City. This study shall identify opportunities to maximize public use of the facilities, minimize duplication of services provided and facilitate shared financial and operational responsibilities. If it is determined that shared use would be advantageous to the parties, they should enter into a joint-use agreement. This agreement shall specify joint-use policies, provision of services, financial, operational and maintenance obligations. *(Policies 6 and 7)*

10. Resource Protection Policies

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Open Space and Conservation Element of the General Plan which reinforce this component's intent by specifying how resource conservation areas may be protected and utilized to enrich the educational experience of City residents. *(Policy 8)*

ELECTRIC AND PRIVATELY - OWNED UTILITIES

A. SETTING

The Electric system consists of transmission and generation facilities, subtransmission and substation facilities, and distribution facilities. The City of Roseville operates its own electric utility. Telephone service is provided by Roseville Telephone; Pacific Gas & Electric (PG&E) delivers natural gas and limited electric services to the City; and Jones Intercable provides local cable television service. Roseville Telephone, PG&E and Jones Intercable are privately owned.

The City has a contract for 69 megawatts (MW) of electric capacity and associated energy from the Western Area Power Administration (WAPA). WAPA is a Federal agency which markets electricity produced by the hydroelectric projects within the U.S Bureau of Reclamation's Central Valley Project (CVP).

Additionally, Roseville is a participant in the electric generation and transmission facilities owned and/or operated by the Northern California Power Agency (NCPA). NCPA is a joint powers agency between Roseville and other cities, utility districts and a rural electric cooperative. Through a combination of contracts, NCPA purchases electricity through other agencies and develops electrical generation facilities throughout Northern California. Roseville's accessibility to this electric resource is contingent upon its active participation in NCPA. The electric capacity currently available to the City equals 120 MW plus additional capacity purchased as needed. The City is involved in several projects to increase its entitlement to resources over the next several years.

Substations and subtransmission facilities, which are owned and operated by the City, bring electricity to the distribution system. The electrical distribution system, consisting of distribution lines and connection services, is managed by the City as well. Policies relating to the use of easements for major overhead

powerlines can be found in the Safety Element.

For additional electrical supplies, the City, through NCPA, has negotiated contracts with the Pacific Gas & Electric Company and other suppliers. Additional electricity may also be available on a limited basis from other NCPA members. This source is dependent upon the demand from other participating jurisdictions.

Revenue sources for the City's electric utility system include electric rates, and direct installation fees. An additional source of funds comes from "backbone fees" which are imposed on new development projects to cover the construction and engineering costs associated with the provision of substations, subtransmission and related facilities.

As is the case in most jurisdictions, the General Plan contains limited policies addressing privately-owned utilities. The principal concern of municipalities is to coordinate the development review process with privately-owned utility providers. Each of the four specific plans within the City's jurisdiction contains language regarding privately-owned utilities, including the identification of providers, specification of installation requirements and easement provisions.

B. OUTLOOK

As of 1989, the City experienced a peak electrical demand of ± 130 MW. The forecast for peak electric demand between 1990 and 2010 is expected to increase to approximately 261 MW, assuming full population buildout and partial buildout of other General Plan uses. Although some shifting in the demand by different classes of customers is projected, residential uses will continue to comprise the largest single sector of peak electric demand (see Table VII-2, VII-3, and VII-4).

As demand for electricity increases, the City shall

strive to provide improved utility services without sacrificing the reliability of the system. Rising electricity costs, coupled with long lag periods for planning, permit and construction of new electric generation facilities, make energy efficiency, load management and conservation practices increasingly important factors in successfully dealing with rapid growth. Conservation of utility resources is discussed in the Water and Energy Conservation Component of this Element.

Increased demand in privately-owned utilities is expected to continue as well. The City's coordination with privately-owned utilities shall serve to ensure adequate service to City customers.

TABLE VII-2

**COMPARISON OF 1989 ELECTRIC DEMAND
TO PROJECTED ELECTRIC DEMAND AT 2010**

SECTOR	DEMAND IN 1989		PROJECTED DEMAND	
	MW	% Total	MW	% Total
Residential	46.60	48%	112.98	43%
Commercial	20.04	21%	56.06	22%
Industrial	13.00	13%	32.63	13%
Business and Professional	17.06	17%	55.99	21%
Other*	0.90	1%	3.44	1%
Total	97.60		261.10	

* "Other" includes parks, landscaping areas, other governmental facilities and other unclassified uses.

Source: City of Roseville Electric Department, 1992

TABLE VII-3

1989 VS. PROJECTED 2010 ELECTRIC CONSUMPTION BY SECTOR

SECTOR	1989 USE		2010 PROJECTED USE	
	MWh	% Total	MWh	% Total
Residential	150,084	40%	332,278	34%
Non-Residential	224,441	60%	653,632	66%
Total	374,525		985,910	

Source: City of Roseville Electric Department, 1992

TABLE VII-4

CUSTOMER DEMAND CHARACTERISTICS

	1990		2010	
	Acres	Sq Feet	Acres	Sq Feet
Commercial	428.67	3,141,900	970.72	7,490,000
Industrial	897.90	3,170,400	1,369.95	8,242,300
Office/BP	174.99	2,386,500	439.65	5,250,900

Land Use	1990	2010
Residential	18,901 units	34,962 units

Source: Angus McDonald & Associates, December 1991

C. GOALS AND POLICIES

GOALS: ELECTRIC UTILITY

- Goal 1* Maintain a municipal electric utility which provides an efficient, economical and reliable electric system.
- Goal 2* Provide electric services to all existing and future Roseville development through the City's Electric Utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers, or the provision of City services is not feasible.
- Goal 3* Maintain adequate resource reserves consistent with industry standards, sound utility planning, and applicable contracts.
- Goal 4* Aggressively pursue cost effective and environmentally safe alternative sources of energy, and energy conservation measures.
-

Policies:	Electric Utility	Implementation Measures
1.	Secure new electric resources and transmission as necessary to meet projected demand levels.	<ul style="list-style-type: none">- Northern California Power Agency Participation- Contingency Plan- Resources Plan- Biennial Public Services Monitoring Report- Interagency Agreements
2.	Provide improvements to the subtransmission and distribution system, consistent with facility planning studies, to ensure a reliable source of electricity is maintained.	<ul style="list-style-type: none">- Developer fees, Dedications and Exactions- Interagency Agreements- Capital Improvement Program
3.	Develop siting and land use compatibility standards for energy facilities.	<ul style="list-style-type: none">- Specific Plans- Zoning Ordinance

- | | | |
|----|---|--|
| 4. | Extend existing resource contracts if found to be in the best interest of the City. | <ul style="list-style-type: none"> - Northern California Power Agency Participation - Interagency Agreements - Resources Plan |
| | | |
| 5. | Explore the feasibility of the development of and participation in environmentally benign energy resources. | <ul style="list-style-type: none"> - Public/Private Partnerships - Resources Plan - Northern California Power Agency Participation |
| | | |
| 6. | Adopt a resources plan, incorporating energy efficiency, conservation and load management strategies, identifying program objectives and implementation and monitoring mechanisms. | <ul style="list-style-type: none"> - Resources Plan - Water and Energy Conservation Programs - Northern California Power Agency Participation |
| | | |
| 7. | Pursue reasonable and cost effective energy efficiency, conservation and load management programs pertinent to the electric utility system. | <ul style="list-style-type: none"> - Contingency Plan - Resources Plan - Water and Energy Conservation Programs - Northern California Power Agency Participation |
| | | |
| 8. | Continue to pursue emergency electric supplies. | <ul style="list-style-type: none"> - Northern California Power Agency Participation - Contingency Plan - Resources Plan - Interagency Agreements |
| | | |
| 9. | Require new development to pay a fair share of the cost of new subtransmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, subtransmission and distribution. | <ul style="list-style-type: none"> - Specific Plans - Development Review Process - Developer Fees, Dedications and Exactions |

10. Develop and implement public education programs designed to increase the public's awareness of energy issues, including conservation measures and practices.
- *Public Education Programs*

GOALS: PRIVATELY-OWNED UTILITIES

Goal 1 Work with privately-owned utility companies to ensure adequate service is provided in a timely manner for the customers of Roseville.

Policies:	Privately Owned Utilities	<i>Implementation Measures</i>
------------------	----------------------------------	---------------------------------------

- | | | |
|-----------|--|---|
| 1. | Provide for the review and comment of development proposals by non City-owned utilities. | <i>- Development Review Process</i> |
| 2. | Require the installation of communication and electric lines underground, except when infeasible or impractical. | <i>- Development Review Process</i> |
| 3. | Require the provision of necessary utility easements in all new developments. | <i>- Specific Plans
- Development Review Process</i> |
| 4. | Work with non City-owned utility providers to insure that uses and equipment are planned and constructed in a manner consistent with adopted land use policies and design guidelines, to the extent feasible. | <i>- Specific Plans
- Zoning Ordinance</i> |

D. IMPLEMENTATION MEASURES

1. Northern California Power Agency Participation

(Existing)

Continue to participate in this joint powers agency which secures electric resources through a combination of contracts to purchase electricity from other agencies and development of electrical generation facilities in Northern California. Roseville may also purchase electricity from other NCPA members to help meet electrical needs. *(EU Policy 1, 4, 5, 6, 7 and 8)*

2. Contingency Plan

(Existing)

Implement the City's Load Contingency Plan, specifying what implementation measures shall be taken in the event of peak demand exceeding available resources. *(EU Policies 1, 7 and 8)*

3. Resources Plan

(Proposed)

Complete and regularly update, through the Electric Department, a Resources Plan. The Resources Plan should be completed prior to June 30, 1993 and should be updated on a biennial basis in coordination with the Biennial Public Service Monitoring Report. The Resources Plan shall:

- Specify the standards of efficiency, conservation and load management
- Identify electric sources, define objectives, and specify implementation measures and monitoring mechanisms to achieve these standards
- Specify programs to moderate peak demand, helping to ensure that customers do not experience interruptions of service

The Resources Plan should also provide a summary

of resources, existing and planned, to meet identified needs in a cost effective manner. *(EU Policies 1, 4, 5, 6, 7 and 8)*

4. Biennial Public Service Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services report to the City Council. This report should document growth trends, the capacity and level of service for public services facility planning efforts, and the success of conservation efforts. The need, type and timing of utility services should be included. The report should provide information which aids in reassessing goals and policies with respect to utility resources and other facilities. *(EU Policy 1)*

5. Developer Fees, Dedications and Exactions

(Ongoing)

The City shall require new development to pay a fair share of the costs of new subtransmission and distribution facilities needed to serve development; and require dedication of sites and easements needed for substation and transmission lines. *(EU Policies 2 and 9)*

6. Capital Improvement Program

(Ongoing)

Construct subtransmission and distribution facilities sufficient for reliable electric service in accordance with its CIP. *(EU Policy 2)*

7. Interagency Agreements

(Existing)

Continue to develop sufficient transmission facilities, and contract with other agencies which may include, but are not limited to, the Western Area Power Administration, Northern California Power Agency, Transmission Agency of Northern California and

Pacific Gas and Electric Company for the use of transmission facilities for the delivery of electricity to Roseville. These agreements should include provisions for obtaining emergency power supplies. *(EU Policies 1, 2, 4 and 8)*

8. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific Plans shall provide strong policies and implementation to ensure adequate provision of electric and other utilities to future residents. Through development agreements, energy needs and the provision of additional substations shall be identified and property secured prior to project approval. The specific plans shall include siting and land use compatibility standards for energy facilities consistent with the goals and policies of this component and the Land Use Element. *(EU Policies 3, 9 and PU Policies 3, 4)*

9. Zoning Ordinance

(Proposed)

Amend the City's Zoning Ordinance to specify standards that ensure, to the extent feasible, that location choices for installation of cables and utilities are compatible with the goals and policies of the Electric and Privately-owned Utility component and the Land Use Element. In addition, address standards for the siting of energy facilities in the Zoning Ordinance. *(EU Policy 3 and PU Policy 4)*

10. Public/Private Partnerships

(Proposed)

Encourage development of environmentally benign facilities and other alternative energy sources in the private sector. *(EU Policy 5)*

11. Water and Energy Programs

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Water and Energy Conservation Component of this element which facilitate pursuit of reasonable and cost effective load management programs. Incentive programs, energy conservation programs, monitoring mechanisms, and Title 24 of the Building Code are implementation measures which can indirectly help customers reduce the chance of service interruption. *(EU Policies 6 and 7)*

12. Development Review Process

(Ongoing)

Refer any development proposal which has an impact on utilities to the Electric Department and the appropriate non City-owned utility providers for review and comment. Comments received will be considered during review of the proposed project. Environmental review of a project shall include energy conservation features, determination of adequate power sources, cumulative impacts, necessary utility easements and installation of communication and electric lines prior to approval or certification. *(EU Policy 9 and PU Policies 1, 2 and 3)*

13. Public Education Programs

(Ongoing)

In conjunction with the programs offered on energy conservation, the City will actively pursue public programs emphasizing awareness of energy issues. Aggressive efforts will be made to reach all households and provide accessibility through the timing and location of these programs. *(EU Policy 10)*

WATER SYSTEM

A. SETTING

A water system operates to secure, distribute and treat water, making it not only available, but safe enough to serve the needs of City customers.

The Roseville water treatment plant is located on Barton Road, south of Douglas Boulevard and east of the City limits. Constructed in 1971, and designed to meet Environmental Protection Agency (EPA) standards for domestic drinking water, the water treatment plant serves to treat water delivered from its source at Folsom Lake.

The water system network consists of water mains ranging in size from 4 to 54 inches in diameter. It is designed to deliver an adequate supply of water throughout the community at an acceptable pressure level for domestic and fire flow purposes.

In order to 1) ensure an adequate quantity and maintain acceptable pressure levels, 2) provide back-up supplies in the event of disrupted regular delivery, and 3) permit a safety margin during peak demand periods, the City maintains supplemental water supplies in a combination of wells, reservoirs and interagency connections.

The City obtains its water from the Federal Central Valley Project, of which Folsom Lake is a part. This is achieved through a contract with the U.S. Bureau of Reclamation that is renewed approximately every 40 years with the cost per acre-foot being the principal topic of renegotiation. This contract entitles Roseville to 32,000 acre-feet per year (AF/yr). The City currently utilizes approximately 13,000 AF/yr. Another water contract with the Placer County Water Agency (PCWA) allocates 20,000 AF/yr of water to the City for municipal and industrial purposes. This contract specifies an option for an additional 10,000 AF/yr.

The City supplies its water resources to residents and businesses through the existing treatment and delivery system. In addition, the City is preparing to supplement its water system with reusable

wastewater. Roseville's water usage for 1990 and projected for 2010 is reflected on Table VII-5.

B. OUTLOOK

Maintenance of the contract with the Bureau of Reclamation for water supply and continued delivery of the PCWA water will ensure adequate water service levels for City users. These contracts will play an important role in the maintenance of existing service levels. Water conservation and the Drought Contingency Plan are also important toward ensuring adequate service levels. Conservation issues are discussed in more detail within the Water and Energy Conservation Component of this element.

TABLE VII-5
ROSEVILLE WATER USAGE 1990/2010

Water Use	1990	2010
Total Usage	14,242 AF	36,000 AF
Total Metered Use	4,282	10,836
Unmetered Usage	9,960	25,164

SOURCE: City of Roseville Environmental Utilities Department, 1992.

C. GOALS AND POLICIES

GOALS: WATER SYSTEM

- Goal 1* Maintain a water system which adequately serves the existing community and planned growth levels, ensuring the ability to meet projected water demand and to provide needed improvements, repairs and replacements in a timely manner.
- Goal 2* Provide water services to all existing and future Roseville development through the City's water utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers, or the provisions of City services is not feasible.
- Goal 3* Ensure that safe drinking water standard are met and maintained in accordance with State and EPA regulations.
- Goal 4* Actively pursue water conservation measures.
-

Policies:	Water System	Implementation Measures
1.	Secure sufficient sources of water to meet the needs of the existing community and planned growth.	- <i>Interagency Agreements</i> - <i>Water System Master Plan</i>
2.	Provide sufficient water treatment capacity and infrastructure to meet projected water demand.	- <i>Water System Master Plan</i> - <i>Fees, Dedications and Exactions</i> - <i>Specific Plans</i>
3.	Initiate, upon 75% of treatment plant capacity, expansion studies to determine necessary improvements to meet projected water demand.	- <i>Water System Master Plan</i>
4.	Establish a process for monitoring growth trends to anticipate water consumption needs.	- <i>Biennial Public Services Monitoring Report</i>

- | | | |
|-----|---|--|
| 5. | Ensure all development provides for and pays a fair share of the cost for adequate water distribution, including line extensions, easements and plant expansions. | <ul style="list-style-type: none"> - <i>Fees, Dedications and Exactions</i> - <i>Development Review Process</i> - <i>Specific Plans</i> |
| | | |
| 6. | Design the City's water system to maintain a minimum water pressure of 70 pounds per square inch (PSI) and a flow capacity of 500 gallons of water per minute for domestic and fire flow purposes. In no circumstances may the water pressure in any portion of the City be less than 50 PSI. | <ul style="list-style-type: none"> - <i>Water System Master Plan</i> |
| | | |
| 7. | Provide an emergency back-up system which meets 150% of average demand. | <ul style="list-style-type: none"> - <i>Water System Master Plan</i> - <i>Capital Improvement Plan</i> |
| | | |
| 8. | Develop and pursue alternatives to continue delivery of PCWA water to Roseville. | <ul style="list-style-type: none"> - <i>Interagency Agreements</i> |
| | | |
| 9. | Monitor water quality regularly and take necessary measures to prevent contamination. | <ul style="list-style-type: none"> - <i>Water Quality Monitoring Program</i> |
| | | |
| 10. | Develop and implement water conservation standards and measures as necessary elements of the water system. | <ul style="list-style-type: none"> - <i>Water and Energy Conservation Measures</i> - <i>Urban Water Management Plan</i> |

D. IMPLEMENTATION MEASURES

1. Interagency Agreements

(Existing)

Continue to secure water supplies through contracts with the Placer County Water Agency (PCWA) and the Federal Bureau of Reclamation (USBR) at terms beneficial to the City of Roseville. If needed, continue to explore the possibility of expanding delivery systems and increasing water supply in cooperation with these agencies. This will include pursuing agreements to ensure the long-term delivery of PCWA water to Roseville. *(Policies 1 and 8)*

2. Water System Master Plan

(Proposed)

Complete and regularly update, through the Environmental Utilities Department a Water System Master Plan. The Waste System Master Plan should be completed prior to June 30, 1993 and should be updated on a biennial basis in coordination with the Biennial Public Services Monitoring Report. The Master Plan shall specify objectives and standards which permit effective monitoring of water needs. The Plan shall address the adequate provision of water sources, water treatment capacity and infrastructure, water pressure, and an emergency backup system to meet the needs of City customers. *(Policies 1, 2, 3, 6 and 7)*

3. Fees, Dedications and Exactions

(Ongoing)

The City shall require, as a condition of project approval, dedication of land and easements, or the payment of appropriate fees and exactions to help offset municipal costs of expansion of water treatment facilities and delivery systems. *(Policies 2 and 5)*

4. Specific Plans

(Proposed)

Ensure that specific plan are consistent with the goals and policies of the General Plan. Specific plans shall specify total projected water demand based on land use designations within the plan area. Acknowledging the imprecision of such projections, the plans shall provide detailed criteria for project development to ensure that the water needs of future residents are met. Through development agreements, identify water needs and the provision of expanded water treatment capacity and delivery systems and responsibilities prior to project approval. *(Policies 2 and 5)*

5. Biennial Public Services Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services monitoring report to the City Council. This report should document growth trends, the capacity and level of service for public services and facility planning efforts. The biennial public services monitoring report should include an update on the assessment of existing and projected demand for, and supply of, water resources, treatment and delivery. *(Policy 4)*

6. Development Review Process

(Ongoing)

Refer any development proposal which has an impact on water sources, supply or infrastructure to the Environmental Utilities Department for review and comment. Consider The Department's comments during review of the proposed project. Environmental review of a project shall include determination of adequate water sources, water treatment capacity and distribution systems. The City may implement impact fees or other mechanisms to finance needed improvements. *(Policy 5)*

7. Capital Improvement Plan

(Ongoing)

Plan for expansion of the City's water treatment and delivery system in its Capital Improvement Plan (CIP). The Plan shall establish priorities for improvements to the water supply system, including expansion of the water treatment plant, construction of larger pipelines, storage facilities and improvements to the back-up system. The CIP shall specify phasing of improvements, so that they are provided in a timely manner. *(Policy 7)*

8. Water Quality Monitoring Program

(Ongoing)

Continue to monitor water quality through the Environmental Utilities Department. Continue to enforce a monitoring program which specifies standards and measures to be taken to prevent unsafe levels of water contamination. *(Policy 9)*

9. Water and Energy Conservation Measures

(Component instituted by the General Plan)

Utilize the Water and Energy Conservation Component of this element to facilitate pursuit of reasonable and cost effective water management programs. Minimum water conservation standards, water conservation programs, monitoring mechanisms, and public education on water issues are implementation measures which can indirectly help customers ensure that their water needs are met. *(Policy 10)*

10. Urban Water Management Plan

(Existing)

Specify, through the City's Urban Water Management Plan, what implementation measures shall be taken in the event of drought conditions. In addition to securing available water through interagency agreements, the plan specifies programs for water conservation and landscaping restrictions. *(Policy 10)*

WASTEWATER SYSTEM

A. SETTING

The collection of wastewater and its delivery to the treatment plant is accomplished by the City through a system of collector and trunk lines measuring up to 66 inches in diameter. The collection system is a gravity flow system, with wastewater flowing downhill to the treatment plant. Where gravity flow is not feasible due to the topography, sewer lift stations are used.

The wastewater treatment plant is located on the western edge of the City on Booth Road. The plant, owned and operated by the Roseville, serves not only the City, but also areas of Rocklin, Loomis, Granite Bay and other areas within unincorporated Placer County which are within the South Placer Municipal Utility District (SPMUD). The full service area is reflected on the Regional Wastewater Service Area Map (Figure VII-3).

The wastewater treatment plant is rated at 11.75 million gallons per day and is currently operating at 68% of capacity. Average flows from the treatment plant range between 8 and 9 MGD, with peak flows approaching 18 MGD in wet conditions. The contract with SPMUD does not allocate a particular allotment of capacity to any given jurisdiction, although negotiations on a modified contract which would both allocate capacities and expand the wastewater treatment plant service area are presently under way. Roseville is currently generating approximately 4 million gallons of wastewater daily. This accounts for approximately 50% of the wastewater currently treated at the plant. Table VII-6 shows Roseville's portion of plant flow for 1990 and 2010.

The treatment plant processes wastewater in accordance with standards set by the State's Regional Water Quality Control Board (RWQCB). The RWQCB issues a permit to the City under the National Pollutant Discharge Elimination System (NPDES), setting standards for the discharge of treated wastewater into Dry Creek. State law requires that upon reaching 75% of plant utilization,

improvements are mandatory prior to continued growth.

Following monitored treatment at the facility, wastewater is discharged from the treatment plant into Dry Creek. The residual solids are transported to and buried at the sanitary landfill.

B. OUTLOOK

Plant expansion, planned for completion in 1994, will have an average capacity of 18 MGD with a storm flow capacity of 34 MGD.

The need for further expansion depends upon population and economic growth within the service area. Roseville has experienced rapid growth in the past decade, with over 8% growth per year between 1985 and 1990 and over 10% between 1989 and 1990. Based upon current General Plan land use allocations, and assuming that no large wastewater generators are added to the City's industrial base, Roseville's capacity needs are estimated at approximately 10 MGD. Additional growth increases will require reexamination of this target.

Interjurisdictional efforts are underway to explore expansion of the wastewater treatment plant service area, as well as the need for continued expansion of the existing plant or a second regional-serving plant. A possible new site includes the area west of Fiddymont Road on Pleasant Grove Creek. At some future date, a decision will be required on a method of allocating the increased capacity among jurisdictions should such capacity be determined to be necessary.

Alternative solutions to expansion of the treatment plant rely on reduced consumption in the form of water conservation. This issue is addressed in the Water and Energy Conservation Component of this element.

TABLE VII-6

ROSEVILLE'S PORTION OF WASTEWATER PLANT FLOW

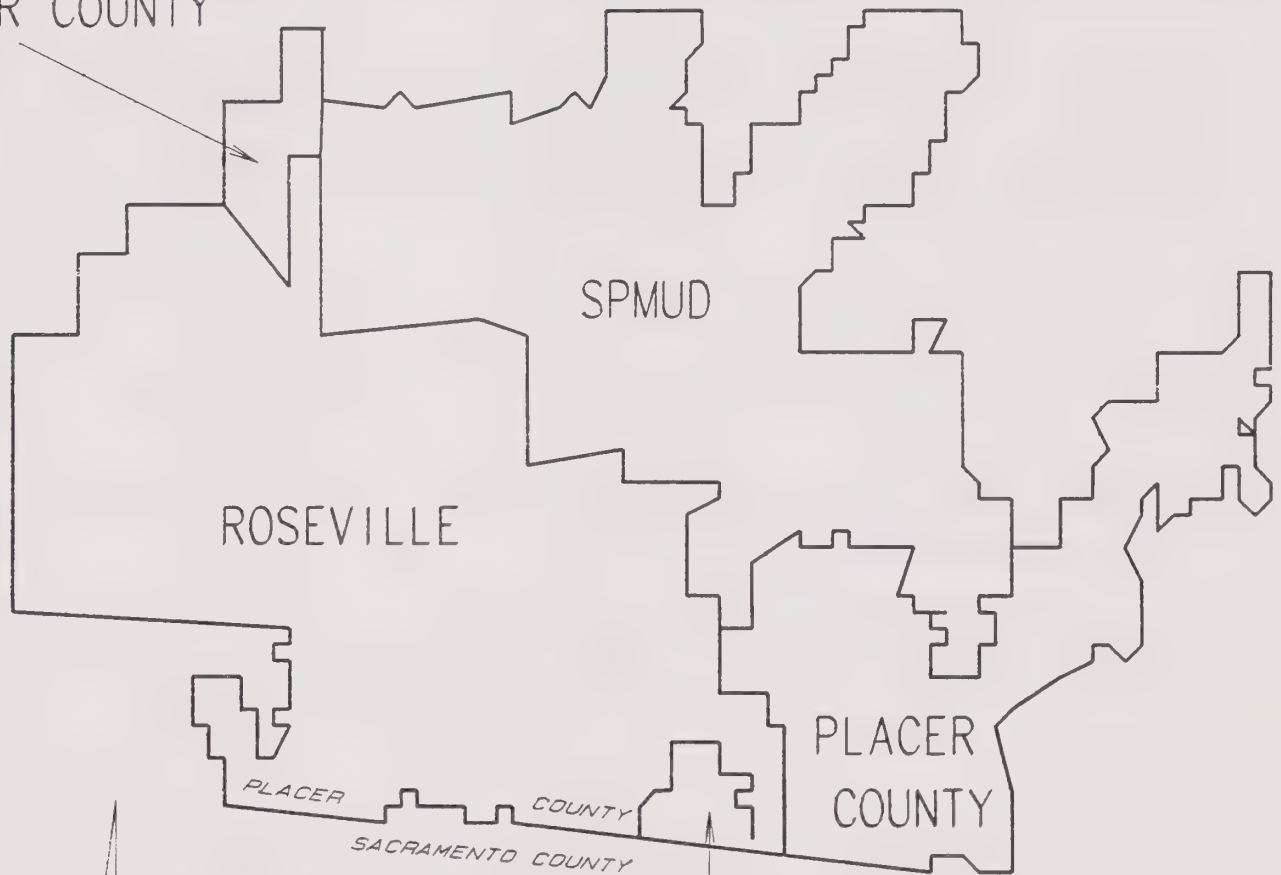
Land Use	1990	2010
Commercial	.29	1.55
Industrial	.93	3.42
BP/Comm	.12	0.70
Residential	3.14	8.70
Total	4.48 MGD	14.37 MGD

SOURCE: City Of Roseville Environmental Utilities Department, 1992.

FIGURE VII-3

REGIONAL WASTEWATER SERVICE AREA MAP

PLACER COUNTY



NORTH

NOT TO SCALE

CITY OF ROSEVILLE PLANNING DEPARTMENT
SPRINGER 10.13.82

C. GOALS AND POLICIES

GOALS: WASTEWATER SYSTEM

- Goal 1* Participate in a cooperative regional approach to wastewater treatment and discharge in order to maintain a system that adequately services planned growth within the City.
- Goal 2* Provide wastewater services to all existing and future Roseville development through the City's wastewater utility. The provision of services by another provider may be considered when it is determined that such service is beneficial to the City and its utility customers, or the provision of City services is not feasible.
- Goal 3* Increase the quantity of treated wastewater reuse.
- Goal 4* Meet State of California and EPA water quality standards for the discharge of treated wastewater.
-

Policies:	Wastewater System	Implementation Measures
1.	Expand the wastewater treatment plant capacity from 12 million gallons per day (MGD) to 18 MGD in 1994.	- Capital Improvement Plan - Fees, Dedications and Exactions
2.	Continue to study with other jurisdictions the potential for further expansion of the wastewater treatment plant or, if necessary, an alternative location for a second regional treatment plant.	- Interagency Cooperation - Specific Plans
3.	Plan for use of 6 MGD of treated wastewater on City projects by 1995 and establish a new capacity goal every 5 years.	- Capital Improvement Plan - Biennial Public Services Monitoring Report
4.	Ensure adequate storm surge capacity to the wastewater treatment plant.	- Capital Improvement Plan - Fees, Dedications and Exactions

- | | | |
|----|---|--|
| 5. | Maintain a reserve treatment capacity of 25%. | <ul style="list-style-type: none"> - <i>Interagency Cooperation</i> - <i>Biennial Public Services Monitoring Report</i> - <i>Wastewater Education Programs</i> |
| | | |
| 6. | Ensure that wastewater treatment capacity is available and that wastewater generation is minimized. | <ul style="list-style-type: none"> - <i>Biennial Public Services Monitoring Report</i> - <i>Pretreatment Program</i> - <i>Wastewater Reduction Plan</i> - <i>Development Review Process</i> |
| | | |
| 7. | Explore potential alternatives to treatment and discharge. | <ul style="list-style-type: none"> - <i>Water and Energy Conservation Programs</i> - <i>Wastewater Reuse</i> - <i>Development Review Process</i> |
| | | |
| 8. | Develop, plan and provide incentives for use of treated wastewater by the public and private sectors. | <ul style="list-style-type: none"> - <i>Capital Improvement Plan</i> - <i>Dedications, Fees and Exactions</i> - <i>Water and Energy Conservation Programs</i> - <i>Wastewater Reuse</i> - <i>Specific Plans</i> |
| | | |
| 9. | Prevent hazardous materials from entering the wastewater system. | <ul style="list-style-type: none"> - <i>Pretreatment Program</i> |

D. IMPLEMENTATION MEASURES

1. Capital Improvement Plan

(Ongoing)

Plan for expansion of its wastewater treatment and collection system in its Capital Improvement Plan (CIP). The Plan shall establish priorities for improvements to the wastewater system, including expansion of the existing wastewater treatment plant, investment in a second regional-serving facility, expansion of collector and trunk lines, and improvements to the back-up system. It shall specify phasing of improvements, so that they are provided in a timely manner and specified capacities are maintained. Additionally, the Plan shall consider providing the proper infrastructure to facilitate wastewater reuse. *(Policies 1, 3, 4 and 8)*

2. Fees, Dedications and Exactions

(Ongoing)

The City shall continue to require, as a condition of project approval, that new development pay connection fees and bear the fair share cost of extensions and expansions, including the dedication of easements. This requirement shall help offset the cost of expansion of wastewater treatment facilities, and collection and delivery systems for both wastewater and treated wastewater made necessary by the growth. *(Policies 1, 4 and 8)*

3. Interagency Cooperation

(Ongoing)

Participate in a regional approach to the processing of wastewater and maintain a cooperative working relationship with the other jurisdictions participating in the regional treatment plant. This includes expansion of the existing plant and service area, and potential location of a second facility to ensure specified reserve capacities are maintained. *(Policies 2 and 5)*

4. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific Plans shall specify total projected wastewater generation, impacts and treated wastewater use potential based on land use designations within the plan area. Through development agreements, identify the provision of expanded wastewater treatment capacity, reuse and delivery systems and designate responsibilities. *(Policies 2, 6 and 8)*

5. Biennial Public Services Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services monitoring report to the City Council. This report should document growth trends, the capacity and level-of-service for public services and facility planning efforts. The report should provide an update on the assessment of existing and projected need for wastewater collection, treatment and delivery. The monitoring report should include information which aids in reassessing goals and policies with respect to the wastewater treatment system. *(Policies 3, 5 and 6)*

6. Wastewater Education Programs

(Proposed)

In conjunction with the programs offered on water conservation, actively pursue public programs on wastewater generation, treatment and reuse. Aggressive efforts should be made to reach all households and provide accessibility through the timing and location of these programs. *(Policy 5)*

7. Pretreatment Program

(Ongoing)

Continue to implement a pretreatment program to prevent hazardous materials from entering the

wastewater system from industrial and other sources.
(Policies 6 and 9)

8. Wastewater Reduction Plan

(Proposed)

The Environmental Utilities Department should, prior to June 30, 1993 complete a plan which identifies measures to reduce the generation and discharge of wastewater. The plan shall establish a process for examining large generators of wastewater to ensure that treatment capacity is available and that wastewater generation is minimized. Additionally, the City shall explore incentives to the public and private sectors for wastewater reuse, and actively promote the reduction and reuse programs through various means of communication, to maximize contact with water users who could benefit.

(Policy 6)

9. Water and Energy Conservation Programs

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Water and Energy Conservation Component of this element to facilitate implementation of water conservation programs. Minimum water conservation standards, water conservation programs, monitoring mechanisms, and public education on water issues are implementation measures which can indirectly help reduce the load on the wastewater treatment facilities.

(Policies 7 and 8)

10. Development Review Process

(Ongoing)

Refer any development proposal which has an impact on the wastewater system to the Environmental Utilities Department. Consider the department's comments during the review of the proposed project. Environmental review of a project shall include wastewater treatment plant and distribution system capacity, and potential alternatives to treatment and discharge. *(Policies 6 and 7)*

11. Wastewater Reuse

(Proposed)

Actively pursue the use of treated wastewater in irrigation and industrial applications and, if feasible, for use in wildlife or wetlands habitat reclamation. The City should plan for development of the proper infrastructure to facilitate wastewater reuse by the public and private sectors. *(Policies 7 and 8)*

SOLID WASTE, SOURCE REDUCTION & RECYCLING

A. SETTING

Roseville, along with Placer County and several other cities within the County, has formed the Western Regional Landfill Authority which provides for solid waste management. Under this agreement the County is assigned the lead role in cooperative policy making with respect to solid waste issues. Placer County oversees the operation of two regional landfills. The western portion of the County, including Roseville, is served by the Western Regional Landfill located at the southwest corner of Athens Road and Fiddymont Road. The landfill is specified as a Class III non-hazardous site, and its operation is managed by a private firm under contract with the County. Although efforts are currently underway to permit the disposal of asbestos at this location, hazardous materials are presently transported to landfills outside the County.

In addition to the Western Regional Landfill, there are one active and four inactive solid waste facilities in Roseville, not including individual recycling or salvage businesses. The remaining active transfer station, located on Berry Street, is a private salvage and resale business which handles approximately 50 tons of waste per day. Between 2% and 4% of the waste is salvaged with the remainder transferred to the Western Regional Landfill. The remaining four inactive sites include the Pacific Fruit Exchange Landfill, Old Roseville Landfill, Roseville Sanitary Landfill and Finger's Landfill. Regulation of existing facilities and reclamation of former solid waste facilities is under the authority of the Water Quality Control Board, Department of Health Services and the Integrated Waste Management Board.

Collection of solid waste within the City is operated and managed by Roseville's Environmental Utilities Department. Fees are charged to cover the costs of collection and disposal. Temporary refuse collection and disposal, as in construction and demolition, is

normally handled by private firms.

The State of California has adopted minimum standards, goals and procedures which direct local government in their development of Integrated Waste Management Plans. Although Placer County's Solid Waste Management Plan has not yet been approved by the State, all County jurisdictions presently operate under the Plan. The General Plan stresses the importance of coordination with the County's program in the siting of transfer/disposal facilities.

The Solid Waste, Source Reduction and Recycling Component addresses the need to reduce the City's projected waste stream and to eliminate the disposal of household hazardous materials into the landfill. The Environmental Utilities Department has prepared a draft Source Reduction and Recycling Plan and is in the preliminary stages of a Household Hazardous Waste Plan. Policies relating to hazardous materials are included within the Safety Element.

To reach state mandated recycling goals the City has elected to participate in the Material Recovery Facility (MRF) system, to be constructed by the Western Regional Landfill Authority at the regional landfill. The MRF will separate and recover waste products for recycling, reuse, or conversion to energy resources. This program will provide a flexible and cost effective method of waste diversion and achievement of recycling goals as prescribed by the state.

B. OUTLOOK

The Western Regional Landfill Authority controls a total of 800 acres, of which ±320 acres are approved for use as a landfill. In 1990, an additional 480 acres, west of the current landfill and across Fiddymont Road, was acquired. Expansion of the landfill to this property is expected once application is made for approval to the State Integrated Waste

Management Board.

The existing 320 acre landfill has an estimated lifespan of 21 years. Based upon population growth estimates for Placer County and its cities, an approved expansion will extend that lifespan to between 70 and 100 years. This projection does not take into account any recycling or source reduction efforts. Waste generation estimates for Roseville are reflected on Table VII-7.

As with other public facilities, growth management must include provisions for adequate landfill capacity. Given the lengthy approval process required by the state for new landfill sites, a minimum 8 to 10 year reserve capacity should be maintained.

TABLE VII-7

ROSEVILLE SOLID WASTE GENERATION 1990/2010

GENERATOR	GENERATED TONS/YEAR	
	1990	2010
Residential	29,385	58,750
Commercial	25,970	51,955
Industrial	3,976	7,928
Construction/Demo	11,452	22,934
Total	70,784	141,568

SOURCE: City Of Roseville Environmental Utilities Department, 1992.

C. GOALS AND POLICIES

GOALS: SOLID WASTE, SOURCE REDUCTION & RECYCLING

- Goal 1* Provide a healthy, safe and economical system for solid waste collection and disposal.
- Goal 2* Provide solid waste collection and disposal services to all existing and future Roseville development through the City's solid waste service. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its customers or the provision of City services is not feasible.
- Goal 3* Continue to participate in a regional approach to source reduction, material recovery, recycling and solid waste disposal.
-

Policies:	Solid Waste, Source Reduction & Recycling	Implementation Measures
1.	Ensure existing and future recycling sites and operations remain viable through application of land use compatibility standards.	- Land Use Designation - Zoning Ordinance
2.	Comply with the source reduction and recycling standards mandated by the state by reducing the projected quantity of solid waste disposed at the regional land fill by 25% in 1995 and 50% in 2000, as well as any mandated future reductions.	- Integrated Waste Management Plan - Material Recovery Facility - Biennial Public Services Monitoring Report
3.	Require a waste characterization profile as part of the initial study, under the California Environmental Quality Act (CEQA), for large-scale commercial and industrial development projects.	- Development Review Process
4.	Maintain a minimum 10-year reserve capacity at the landfill.	- Western Regional Landfill Authority - Interagency Cooperation - Biennial Public Services Monitoring Report - Specific Plans

5. Develop public education and recycling programs.

- *Integrated Waste
Management Plan*

D. IMPLEMENTATION MEASURES

1. Land Use Designation

(Existing)

Apply the Transfer Station land use designation identified in the Land Use Element as applicable, to ensure the viability of solid waste transfer stations and related recycling operations. *(Policy 1)*

2. Zoning Ordinance

(Proposed)

Amend the City's Zoning Ordinance to specify standards that insure, to the extent feasible, compatibility between recycling operations and other uses consistent with the goals and policies of this component and the Land Use Element. *(Policy 1)*

3. Integrated Waste Management Plan

(Proposed)

In compliance with AB 939, continue to develop the City's Integrated Waste Management Plan through the Environmental Utilities Department. Once approved by the state, adopt the plan in order to meet the state mandated source reduction goals. The Plan should subsequently be incorporated into Placer County's Integrated Waste Management Plan. In addition to source reduction and recycling, the plan shall address the material recovery, composting, and public education programs. *(Policies 2 and 5)*

4. Material Recovery Facility (MRF)

(Proposed)

The City should continue to actively participate in the development of the MRF program through the Western Regional Landfill Authority. The MRF includes onsite separation of recyclables at the landfill, an education center and composting capability. *(Policy 2)*

5. Biennial Public Services Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services monitoring report to the City Council. This report should document growth trends, the capacity and level of service for public services and facility planning efforts. The report should provide information which aids in reassessing goals and policies with respect to solid waste, source reduction and recycling. *(Policies 2 and 4)*

6. Development Review Process

(Ongoing)

Refer any development proposal which has an impact on solid waste to the Environmental Utilities Department for review and comment. Consider the department's comments during the review process. A waste characterization profile may be required. The Environmental Utilities Department should establish standards specifying the size and type of projects subject to this requirement, and should develop suggested source reduction and recycling options. Such information shall be considered during the environmental review for the project. *(Policy 3)*

7. Western Regional Landfill Authority

(Existing)

Continue to participate in the Western Regional Landfill Authority. Considerations for expansion and addition of new facilities, including the MRF, will be administered through this interjurisdictional authority. *(Policy 4)*

8. Interagency Cooperation

(Ongoing)

Continue to address issues of solid waste generation, source reduction and recycling from a regional perspective. As growth occurs, and the available capacity is used, the City should work with other

agencies to explore solutions to growth related solid waste problems and issues. This includes ensuring that specified reserve landfill capacity is maintained. *(Policy 4)*

9. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall identify solid waste generation, impacts on the regional landfill and opportunities for source reduction and recycling. *(Policy 4)*

WATER AND ENERGY CONSERVATION

A. SETTING

The City of Roseville is confronted with the challenge of meeting the water and energy demands of its current residents, while securing adequate resources to meet new development requirements in the face of rapid growth.

The quality and quantity of water supplies have become increasingly important during the recent years of below normal rainfall. Although present customer needs are being met, changes in supply and demand have brought water conservation strategies to the forefront of resource management practices.

Roseville recognizes the regional implications of resource allocation as well. While Roseville has experienced major growth, surrounding communities are not exempt from similar growth experiences. Potential changes in the distribution of electricity and water based on increased demand region-wide is a factor which figures prominently into the City's conservation plan.

This component identifies the goals and policies through which the City can minimize the consumption of water and electrical energy.

B. OUTLOOK

The prospects for growth in Roseville and the surrounding region necessitates planning for the future allocation, preservation and enhancement of the City's electric and water resources. Additionally, Roseville's regional location and climate make drought a factor in water resource planning.

In conjunction with policies which encourage seeking out new sources of electricity and water, Roseville shall assume a lead role facilitating resource conservation and protection. It shall provide information, incentives and programs which permit growth to occur without endangering the quality of life for the City's current electric and water customers.

C. GOALS AND POLICIES

GOALS: WATER AND ENERGY CONSERVATION

- Goal 1* Preserve scarce resources by recognizing the importance of conservation in water and energy management.
- Goal 2* Balance conservation efforts with water and energy supplies for the maximum benefit of Roseville's residents.
-

Policies:	Water and Energy Conservation	Implementation Measures
1.	Develop and implement water conservation standards.	<ul style="list-style-type: none">- Landscape Ordinance- Water Conservation Ordinance- Development Review Process- Urban Water Management Plan
2.	Implement the Urban Water Management Plan developed by the Environmental Utilities Department.	<ul style="list-style-type: none">- Interagency Coordination- Public/Private Conservation Programs- Biennial Public Services Monitoring Report
3.	Explore potential uses of treated wastewater.	<ul style="list-style-type: none">- Wastewater Reuse- Capital Improvement Plan
4.	Protect the quality and quantity of the City's groundwater and consider designating areas as open space where recharge potential is high.	<ul style="list-style-type: none">- Specific Plans- Groundwater Protection Programs
5.	Develop and adopt a landscape ordinance that provides standards for the use of drought tolerant, xeriscape and water conserving landscape practices for both public and private projects.	<ul style="list-style-type: none">- Landscape Ordinance- Development Review Process

- | | | |
|-----|--|---|
| 6. | Develop and implement public education programs designed to increase public participation in energy and water conservation. | <ul style="list-style-type: none"> - <i>Public Education Programs</i> |
| 7. | Require large water and electricity users to submit a use and conservation plan concurrent with development review specifying measures to be taken to minimize demand. | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Monitoring Programs</i> - <i>Resources Plan</i> |
| 8. | Enforce energy requirements and encourage development and construction standards that promote energy conservation. | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Title 24 of Building Code</i> - <i>Zoning Ordinance</i> |
| 9. | Preserve scarce resources by undertaking major projects in energy conservation and load management, including increasing efficiency in the City's electrical system. | <ul style="list-style-type: none"> - <i>Interagency Cooperation</i> - <i>Resources Plan</i> - <i>Capital Improvement Plan</i> |
| | | |
| 10. | Continue and expand energy conservation programs to serve all utility users. | <ul style="list-style-type: none"> - <i>Public/Private Conservation Programs</i> - <i>Resources Plan</i> - <i>Biennial Public Services Monitoring Report</i> |

D. IMPLEMENTATION MEASURES

1. Landscape Ordinance

(Proposed)

Adopt and implement, through the City's Planning and Environmental Utilities Departments, a landscape ordinance which will provide standards for water conscious landscaping to reduce water use in developments. This will include the use of drought tolerant, xeriscape and other water conserving landscape practices. Requirements shall specify use of trees and other vegetation in new development, to provide shade and reduce energy demands for cooling. *(Policies 1 and 5)*

2. Water Conservation Ordinance

(Existing)

Implement, through the Environmental Utilities Department, the Water Conservation Ordinance which sets standards for water use and establishes a monitoring system. *(Policy 1)*

3. Development Review Process

(Ongoing)

Refer any development proposal which has an impact on water and energy sources and supply to the Environmental Utilities and Electric Departments for review and comment. Consider the departments' comments during review of the proposed project. A conservation plan may be required. The Environmental Utilities and Electric Departments shall establish standards specifying the size and type of projects subject to this requirement. Environmental review of a project shall examine conservation opportunities and include determinations of conservation measures which may be taken during and after construction. Approvals of landscape plans shall consider the use of water-conserving plant materials and irrigation methods. *(Policy 1, 5, 7 and 8)*

4. Urban Water Management Plan

(Ongoing)

Implement, through the Environmental Utilities Department, the City's Urban Water Management Plan. The plan specifies the implementation measures to be taken in the event of drought conditions. In addition to securing available water through interagency agreements, the plan specifies programs for water conservation and landscaping restrictions. *(Policy 1)*

5. Interagency Coordination and Cooperation

(Ongoing)

Work closely with other agencies, federal, state, local and region-wide, to expand City energy and water conservation programs, to develop new methods of water reuse, and to undertake major projects in energy conservation and load management. *(Policies 2 and 9)*

6. Public/Private Conservation Programs

(Proposed)

Promote public/private programs which facilitate water and energy conservation. Establishing minimum water conservation standards, incentive programs, and water and energy conservation education can provide direction to these programs and indirectly help reduce consumption. *(Policies 2 and 10)*

7. Biennial Public Services Monitoring Report

(Proposed)

The Community Development Department should coordinate a biennial public services monitoring report to the City Council. This report should document growth trends, the capacity and level of service for public services and facility planning efforts. The report should include a resource inventory to be used to reevaluate current goals and policies related to water and energy use and conservation. *(Policies 2 and 10)*

8. Wastewater Reuse

(Proposed)

Actively pursue the use of treated wastewater in irrigation and industrial application and, if feasible, for use in wildlife or wetlands habitat reclamation. The City should plan for development of the proper infrastructure to facilitate wastewater reuse by the public and private sectors. *(Policy 3)*

9. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall specify the preservation of scarce resources, indicate conservation measures and programs, identify areas where recharge potential of groundwater is high, and include measures to insure the preservation of such areas. *(Policy 4)*

10. Groundwater Protection Programs

(Component instituted by the General Plan)

Ensure the implementation of the policies in the Open Space and Conservation Element of the General Plan which include policies to protect the quality and quantity of the City's groundwater and recharge areas. *(Policy 4)*

11. Public Education Programs

(Ongoing)

Actively pursue through the Environmental Utilities and Electric Departments, public education programs on water and energy issues, xeriscape, and drought contingency measures. In conjunction with the programs offered on water conservation, actively pursue public programs on wastewater generation, treatment and reuse. Aggressive efforts should be made to reach all households and provide accessibility through the timing and location of these programs. *(Policy 6)*

12. Monitoring Program

(Proposed)

Establish, through the Environmental Utilities and Electric Departments, an effective program for identifying and monitoring large energy and water consumers. Subsequently, develop programs to work with these consumers in developing alternative methods to reduce consumption levels. *(Policy 7)*

13. Resources Plan

(Proposed)

Complete and regularly update, through the Electric Department, a Resources Plan. The Resources Plan should be completed prior to June 30, 1993 and should be updated on a biennial basis in coordination with the Biennial Public Service Monitoring Report. The resources plan shall:

- Specify standards of efficiency, conservation and load management,
- Identify power sources, define objectives, and specify implementation measures and monitoring mechanism to achieve these standards
- Specify programs to moderate peak demand, helping to ensure that customers do not experience interruptions of service

The Resources Plan should also provide a summary of resources, existing and planned, to meet identified needs in a cost effective manner. *(Policies 7, 9 and 10)*

14. Title 24 of Building Code

(Existing)

Through the Building Division, continue to enforce Title 24 energy requirements which define construction standards that promote energy conservation. *(Policy 8)*

15. Zoning Ordinance

(Proposed)

Update the City's Zoning Ordinance to include development standards which promote energy conservation and the use of alternate energy resources. Such standards may include building orientation and solar access standards. *(Policy 8)*

16. Capital Improvement Plan

(Existing)

Plan for conservation of water and energy resources in the City's Capital Improvement Plan (CIP). The Plan shall establish priorities for major projects which will make the City's electrical system more efficient and provide additions to the City's infrastructure which will facilitate transport of treated wastewater for reuse in industrial and landscape applications. *(Policies 3 and 9)*

EXTENSION OF CITY SERVICES

The format of the extension of City Services Component varies from the remainder of the Public Facilities Element. The focus is the extension of City public utility services, defined as water, electric, and wastewater, to properties outside the City limits. A significant constraint to development in much of unincorporated Placer County is the lack of urban services, particularly water and wastewater. The issue of extending City services has, and will likely continue to arise in the future. For this reason it is important that the City articulate its intent.

Findings that will need to be made for the City to extend services have been identified. These findings are organized by the type of service (water, electric and wastewater) and whether the extension is requested to development that is built at the time of the request (existing development) or is planned for the future (new development). In each case the findings differ slightly. This is to account for the differing circumstances and the differing controls the City has over each service.

Some of the primary issues associated with the extension of City services that the findings address include; impacts on the service levels of existing customers within Roseville; who pays the cost of the extension; and potential growth management considerations. The findings contained in this component should be considered in combination with the goals and policies of the remainder of the Public Facilities Element and the Growth Management Component of the Land Use Element.

A. EXISTING DEVELOPMENT

The following describe, for each utility, the conditions necessary for permitting the extension of water, electric and wastewater services to existing development outside the City limits.

WATER

1. The City Council may approve the extension of City water service to existing development outside the City limits if the Council finds that:
 - a) Conclusive documentation is provided showing that an environmental health problem exists and that connection to the City water system is the only viable alternative;
 - b) The property served pays the full cost of the extension of service; and
 - c) The extension of water service does not adversely affect the level of service experienced by utility customers within the City limits.

ELECTRIC

2. The City Council may approve the extension of electric service to existing development outside the City limits if the Council finds that:
 - a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.

WASTEWATER

3. The City Council may approve the extension of the wastewater system, using the City's allocation of plant capacity and/or the extension of the collection system, to existing development outside the City limits if the Council finds that:
 - a) Conclusive documentation is provided showing that an environmental health problem exists and that connection to the City wastewater system is the only viable alternative;
 - b) The property served pays the full cost of the extension of service; and
 - c) The extension of wastewater service does not adversely affect the level of service experienced by utility customers within the City limits.

B. NEW DEVELOPMENT

The following describe, for each utility, the conditions necessary for permitting the extension of water, electric and wastewater service to new development outside the City limits.

WATER

1. The City Council may approve the extension of domestic water service to new development outside the City limits if the Council finds that:
 - a) The property owner signs a recorded, irrevocable agreement to annex the property into the City of Roseville when such annexation is requested by the City;
 - b) The property is located within the City of Roseville sphere of influence;
 - c) The costs associated with the extension of service are borne by the property owner;

- d) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits;
- e) The area served complies with the adopted City water conservation policies and Urban Water Management Plan;
- f) The request for service has been reviewed by the appropriate City advisory commissions or committees; and
- g) The development is consistent with the policies of the Roseville General Plan and all City development standards.

RECLAIMED WATER

2. Reclaimed or treated wastewater may be extended to areas outside the City limits if the Council finds that:
- a) An adequate supply of treated wastewater is available;
 - b) The costs associated with the extension of service are borne by the property owner; and
 - c) The City retains the authority to terminate delivery of the treated wastewater.

ELECTRIC

3. The City Council may approve the extension of electric service to new development outside the City limits if the Council finds that:
- a) There are overriding benefits to the City of Roseville for providing service;
 - b) The property owner pays the full cost of the extension of service; and
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits.

WASTEWATER WITHIN THE SPHERE OF INFLUENCE

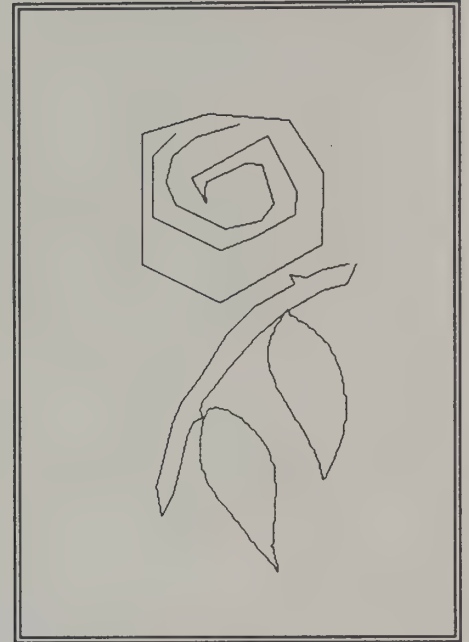
4. The City Council may approve the extension of the City wastewater utility, allocating a portion of the Roseville allocation of the plant treatment capacity and/or extending the collection system, to new development outside the City limits and within the Roseville sphere of influence if the Council finds that:
- a) The property owner signs a recorded, irrevocable agreement to annex the property into the City of Roseville when such annexation is requested by the City;
 - b) The costs associated with the extension of service are borne by the property owner;
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits or those served by the treatment plant; and

- d) The development is consistent with the policies of the Roseville General Plan and all City development standards.

WASTEWATER OUTSIDE THE SPHERE OF INFLUENCE

- 5. The City Council may approve the extension of the City wastewater utility, allocating a portion of the Roseville allocation of the plant treatment capacity and/or extending the collection system, to new development outside the City limits and outside the Roseville sphere of influence if the Council finds that:
 - a) There is excess capacity available that is not needed to serve development planned in the service area of the plant, or the costs associated with any necessary expansion to the treatment plant are paid in advance of the extension of service;
 - b) The costs associated with the extension of service are borne by the property owner;
 - c) The extension of service does not adversely affect the level of service experienced by utility customers within the City limits or those served by the treatment plant; and
 - d) Any potential growth-inducing impacts associated with the extension have been fully mitigated.

VIII. SAFETY ELEMENT



2	0	1	0
---	---	---	---

City of Roseville

SAFETY

Seismic and Geologic Hazards

Flood Control

Police Services

Fire Protection

Hazardous Materials

Health Services

Electromagnetic Fields

Since 1975 state law has required that a safety element be included as part of all general plans. In 1984, the legislature consolidated the safety and seismic elements into one element that includes seismic safety, geologic hazards, fire safety and flooding. As with all elements, additional safety issues of particular importance to the community may also be included.

The citizens of Roseville rely on the City for many of their safety needs, such as fire and crime prevention. They count on the City to plan for, and protect them from, natural hazards such as flooding and earthquakes, and other potentially dangerous situations. The Safety Element addresses safety concerns of the community and sets forth the goals and policies essential for their resolution. The Safety Element is comprised of the following components:

Seismic and geologic hazards includes goals and policies to protect the City's residents from danger associated with active faults, liquefaction, ground failure (landslides) and steep slopes. While the potential for seismic and geologic hazard occurrences in Roseville is not high, the soil and geologic characteristics of the City continue to play an important role in determining safety procedures.

Flood control underscores the need for development

standards along the City's floodways. Since the floods of 1986, the City's flood prone areas have been redefined and in some cases regulations pertaining to development in these areas are more restrictive to protect life and property.

Police services addresses protection of persons and property within the City by application of the crime prevention unit, building security ordinance, department training program, and streets patrol.

Fire protection includes goals and policies to prevent and protect against catastrophic fires, minimize the loss of life and damage to property and the environment. Policies are established to achieve a 4-minute response time and an ISO rating of 3 or better.

Hazardous materials addresses the need for the safe and efficient handling of hazardous materials and implementation of programs that will comply with state law. This includes requirements for the submittal of a Hazardous Materials Management Plan (HMMP) and emergency response procedures for hazardous spills.

Health services includes the existing status of health services within the City of Roseville, and provides policies which ensure that medical needs are met.

Trauma center services and health care for indigents are addressed.

Electromagnetic fields includes the Electric Department's policy of "prudent action" with regard to electromagnetic fields (EMF).

The City's Multihazard Function Plan provides direction for responding to disastrous occurrences in Roseville. This plan, which is subject to State Office of Emergency Services (OES) review and certification on a periodic basis, describes response strategies for all types of emergencies. The plan also addresses interagency cooperation, emergency functions, continuity of government responsibility and public awareness. In addition, the plan provides strategies for operation of police, fire and health services, as well as transportation alternatives, search and rescue, shelter and other required services in the event of a multi-hazard emergency.

It is an underlying goal of the entire Safety Element to protect the life, property and the environment of community residents, enterprises, employees and visitors.

SEISMIC AND GEOLOGIC HAZARDS

A. SETTING

Like any California community, Roseville is subject to potential seismic activity. The South Placer area, as designated by the State Division of Mines and Geology, is classified as a low severity earthquake zone. Expected intensity on the Modified Mercalli Scale would range between VI and VII. Events typical of this intensity level would include cracks in weak masonry and chimneys, shaking or rustling of trees and bushes, furniture movement and breaking of glassware.

A major seismic event in Roseville could occur from earthquake activity along faults some distance from the City and, in an extreme situation, could conceivably result in severe property damage and injury to building occupants or passersby. Further damage could result from breakage of electrical, water and gas lines, causing additional problems in the course of post-earthquake repairs.

The last seismic event recorded in the South Placer area, measuring at least 4.0 on the Richter Scale, occurred in 1908 on a north-south fault line between Folsom and Auburn and on an east-west line between Placerville and Roseville. No significant seismic events have been recorded since that time within the Roseville vicinity. However, the State Division of Mines and Geology indicates that increased earthquake activity throughout California may cause tectonic movement along now "inactive" fault systems.

The following describes the existing conditions and State provisions relevant to seismic and geologic hazards:

EXISTING CONDITIONS

Regional Faults - While numerous faults have been identified within 100 kilometers of the Sacramento area, there are no known active faults located within Placer County. Three inactive faults lie within the immediate Roseville vicinity: 1) the Volcano Hill

Fault, extending northwesterly for approximately one mile starting just east of the City limits; 2) the Linda Creek Fault (the existence of which is disputed due to lack of recorded activity), extends along a portion of Linda Creek through Roseville and a portion of Sacramento County; and 3) an unnamed fault alignment, extending east to west between Folsom Lake and the City of Rocklin, portions of which are concealed, but possibly connected to the Bear Mountain Fault near Folsom Lake. These faults are identified on Figure VIII-1.

Liquefaction - This process, involving loose, sandy soil with a high water content, undermines the ground's ability to solidly support building structures during seismic activity. According to the State Division of Mines and Geology, the City of Roseville is not specifically addressed in currently available liquefaction risk data. No determination has been made that liquefaction exists in the Roseville area. However, based on project specific analysis and past experience, liquefaction has not been a significant problem within the City.

Ground Failure - The City's geographic location, soil conditions and surface terrain combine to minimize risk of major damage from landslides, subsidence (gradual shrinking of the earth's surface due to underground resource extraction), or other geologic hazards resulting from seismic activity and related natural forces.

Slopes - While Roseville is located on relatively level terrain, the land gradually increases in slope to the east and north. The most significant slope areas are located along creeks and ravine areas, most of which are not targeted for development.

STATE LAW

Alquist Priolo Act - The Alquist-Priolo Special Studies Zone Act of 1972, is directed at areas identified by the State Geologist as likely to experience earthquakes. The act focuses on surface fault rupture and not shaking. It addresses earthquake safety in building permits and subdivision procedures by requiring project applicants to submit a registered

geologist's report describing potential for onsite surface rupture. Roseville is not included within any special study area and, consequently, not subject to these requirements.

Seismic Hazards Mapping Act - Under the 1991 Seismic Hazards Mapping Act (AB 3897), regional data shall be gathered and zones mapped to identify areas where earthquake geologic hazards may occur. This information is to be used in city and county hazard mitigation plans and incorporated into general plan safety elements. According to the State Division of Mines and Geology, an assessment of the Sacramento Valley and Foothills region is not likely to occur for several years.

Landslide Hazard Identification Program - This act directs the State Geologist to identify and map hazardous landslide areas for use by municipalities in planning and decision making on grading and building permits. Three factors which characterize landslide hazard areas include significant slope, weak rocks, and heavy rains. This program focuses on urban areas and growth areas that exhibit these characteristics. Roseville, and the surrounding Sacramento region, are not identified as areas prone to landslide hazards. Therefore, the region has not been included as a part of this study program.

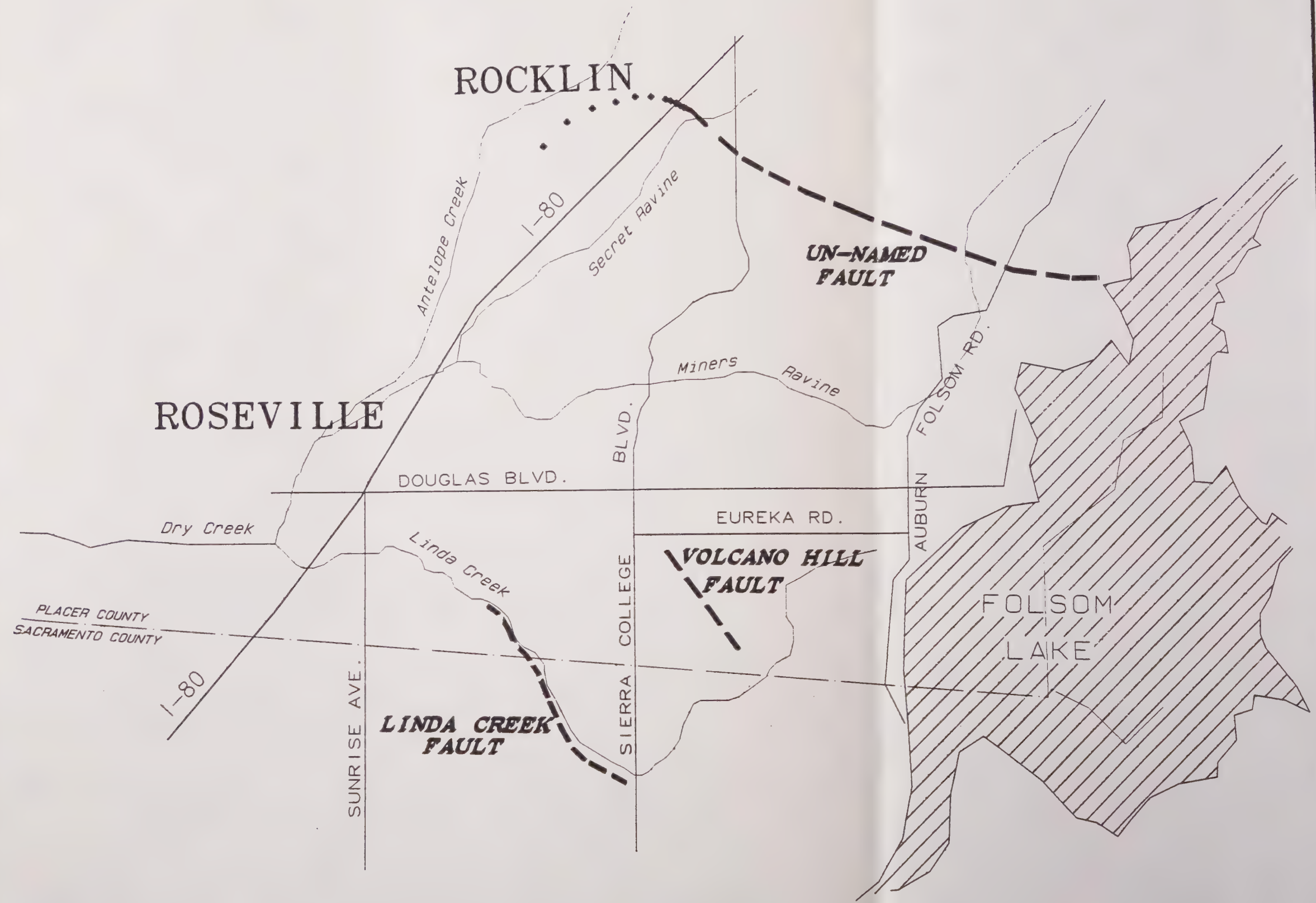
B. OUTLOOK

While the potential for seismic and geologic hazard occurrences in Roseville is not high, the soil and geologic characteristics of the City continue to play an important role in determining safety procedures. Current policies and ordinances reflect the City's ongoing obligation to protect lives and property and include ongoing monitoring of seismic activity and periodic updating of plans for emergency events. Continued implementation of these policies and enforcement of City ordinances and General Plan policies will ensure that efforts are maximized in protecting the safety of Roseville's citizens from potential geologic and seismic safety hazards.



ROSEVILLE 2010

REGIONAL FAULT MAP



NOT TO SCALE

GP3600 Basemap revised Sept. 1992

City of Roseville Planning Department

GPFAULT.M. 10.09.92
Date '92

C. GOALS AND POLICIES

GOALS: SEISMIC AND GEOLOGIC HAZARDS

Goal Minimize injury and property damage due to seismic activity and geologic hazards.

Policies:	Seismic and Geologic Hazards	Implementation Measures
1.	Continue to monitor seismic activity in the region, and take appropriate action if significant seismic hazards, including potentially active faults, are discovered in the planning area.	<ul style="list-style-type: none">- California Division of Mines and Geology Studies- Multihazard Function Plan
2.	Continue to mitigate the potential impacts of geologic hazards through building plan review.	<ul style="list-style-type: none">- Uniform Building Code
3.	Minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs and appropriate construction techniques.	<ul style="list-style-type: none">- Development Review Process- Grading and Erosion Control Ordinance- Specific Plans- Land Use Designation
4.	Comply with state seismic and building standards in the design and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges and large public assembly halls.	<ul style="list-style-type: none">- California Division of Mines and Geology Studies- Uniform Building Code
5.	Create and adopt slope development standards prior to or as part of the planning process for any area identified as having significant slope.	<ul style="list-style-type: none">- Development Review Process- Specific Plans
6.	Require contour grading, where feasible, and revegetation to mitigate the appearance of engineered slopes, and to control erosion.	<ul style="list-style-type: none">- Development Review Process- Grading and Erosion Control Ordinance

D. IMPLEMENTATION MEASURES

1. California Department of Mines and Geology Studies

(Ongoing)

Continue to monitor California Department of Mines and Geology studies. Pursuant to various state legislation, the Department of Mines and Geology studies potentially active faults on an ongoing basis. Information on a previously unknown or inactive fault that is discovered and/or becomes active can be obtained by monitoring such studies. Discovery of any such fault in the region may require modification to the City's development and building codes. *(Policies 1 and 4)*

2. Multihazard Function Plan

(Existing)

Through the Roseville Fire Department, maintain and update the state-required Multihazard Function Plan which describes response strategies for all types of emergencies. The plan addresses interagency cooperation, emergency functions, continuity of government responsibility and public awareness. In addition, the plan provides for the operation of police, fire and health services, as well as transportation alternatives in the event of a multi-hazard emergency. City evacuation procedures are described and are submitted to the State Office of Emergency Services for approval. The City shall implement this plan in the event of a hazardous seismic or geologic occurrence. *(Policy 1)*

3. Uniform Building Code

(Existing)

Through the Building Division of the Public Works Department, continue to enforce and update the Uniform Building Code which includes construction standards for seismic and geologic safety. *(Policies 2 and 4)*

4. Development Review Process

(Ongoing)

Refer any development proposal which may be impacted by grading, soil or geologic issues to the Public Works Department. Consider The comments of the Public Works Department in the development review process.

The environmental review for projects shall include a full inventory of potential grading impacts and any potential soil or geologic concerns, assessment of potential project impacts, and identification of mitigation and monitoring measures. Issues relating to slopes, liquefaction, ground failure and erosion shall be addressed. Project design, grading and building construction techniques shall be utilized, as applicable, to minimize impacts.

Sites which are determined to have significant slope shall be identified and appropriate design restrictions shall be implemented to avoid the risk of erosion or landslide. Graded slopes shall generally be limited to 2:1 where feasible. Slopes that are less than 2:1 should be encouraged. The use of retaining walls or stepped building designs should be pursued as an alternative to high or steep slopes where feasible and desirable. *(Policies 3, 5, and 6)*

5. Grading and Erosion Control Ordinance

(Proposed)

Through the Public Works and Community Development Departments, establish a Grading and Erosion Control Ordinance which includes specific standards for project construction and erosion control. This ordinance shall address prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of disturbance within drainageways, and other erosion control measures. *(Policies 3 and 6)*

6. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall identify potential geologic, soil and seismic hazards within the planning area and shall also include measures to reduce the risk of such hazards. Proposed specific plans shall identify criteria for development on steep slope areas, as applicable, in order to ensure public safety and minimize environmental and aesthetic impacts. *(Policies 3 and 5)*

7. Land Use Designation

(Ongoing)

In areas where potentially significant soil and erosion impacts are identified, the City should consider open space or other appropriate land use designations as specified in the Land Use Element, to minimize potential impacts. *(Policy 3)*

FLOOD PROTECTION

A. SETTING

The City of Roseville is located within portions of two major drainage basins; the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City north of Baseline Road and the Diamond Oaks Golf Course. Dry Creek and its tributaries drain the remainder of the City from Rocklin to the north, Loomis Basin to the east, Sacramento County to the south and Placer County to the west. The Dry Creek system has year-round flows in its major watercourses, while the Pleasant Grove system is intermittent in nature with only seasonal flows. For the most part, the primary creek systems in the City have been maintained in their natural state and alignment.

Upstream flows, generated elsewhere in Placer County, enter Roseville's creeks and tributaries from the east and north. The creek systems, picking up additional natural and storm water system delivered runoff in the City, generally flow in a west-southwestern direction through Roseville. The flows continue to move west-southwestward into Placer, Sacramento and Sutter Counties, eventually draining through various creeks and canals into the Sacramento and American Rivers.

Flooding is defined as the temporary rising and overflowing of water resulting in partial or complete inundation of normally dry land areas. The initial force of flooding and inundation of floodwaters can result in injury, loss of life and property damage. Damage may include; the shattering or flooding of structures including homes and businesses; uplifting of vehicles and other objects; damage to roadways, bridges, infrastructure and services; and soil instability, erosion and landslide.

Flood protection is a major concern in Roseville, as well as the remainder of the Sacramento/South Placer region. Flooding in Roseville is associated with storm runoff exceeding creek and storm drainage capacities. As a result, flooding in the City is generally confined to limited areas of lower elevation

adjacent to the creek systems.

Reports of flooding along Dry, Antelope, Cirby and Linda Creeks have been recorded from the 1930's to present time. Recent flooding that has resulted in property damage has occurred about every three to five years since 1950, with the exception of the period from 1973 to 1981 when no flooding was reported. The largest event on record, which took place in February 1986, caused substantial damage to property. Based on data preceding the event, the flood was considered to be up to a 500-year event in some locations. Following recalculation of flood frequencies incorporating the 1986 event, the flood was considered to range between a 70 and 100-year event, depending upon the location.

In addition to localized flooding resulting from storm runoff exceeding drainage capacity, dam failure could result in widespread flooding. Although there are no dams within Roseville, the failure of Folsom dikes no. 5 and 6 could impact the City. The Placer County Office of Emergency Services has developed a plan of action to be implemented in the unlikely event of such a failure occurring.

The City of Roseville is involved in several flood control projects and mitigation programs designed to protect residences and lessen the potential for flooding both within the City and within neighboring communities. The City has initiated the Cirby-Linda-Dry Creek Flood Control Project to reduce stormwater backup at constrictions and increase the overall capacity of the floodplain, and is currently collecting drainage mitigation fees within the Pleasant Grove and Dry Creek Watershed to be used to alleviate potential downstream drainage problems in these basins. Roseville is also involved, through the Placer County Flood Control District, in the Auburn Creek/Coon Creek/Pleasant Grove Creek Flood Mitigation Plan and the Dry Creek Watershed Flood Control Plan. In addition, the City presently has a flood alert system in place and is in the process of developing an early warning program for flood hazards.

Minimizing encroachment within the 100-year floodplain has been a primary goal of the City. The definition of the 100-year floodway has, however, evolved over time. A majority of the damage which resulted from the 1986 flood occurred within the older infill area of the City where historic encroachments into what is currently recognized as the floodplain have occurred.

In most cases, the definitions of the floodplain generated by the U.S. Army Corps of Engineers and the Federal Emergency Management Agency encumber less property than those developed for the City. The most recent FEMA information is, however, much more parallel with City data than previous versions. Updated floodplain maps, prepared by Nolte and Associates in 1987, are currently recognized by the City as the best available floodplain information. The "Nolte Future Floodplain" represents the 100-year floodplain based on estimated buildout of the Pleasant Grove and Dry Creek basins. The boundaries of the Nolte Future Floodplain are generally reflected on Figure VIII-2.

The City of Roseville regulates its floodplain areas through land use, zoning and other development restrictions. This includes policy which requires the dedication of, and prohibits most development within, the 100-year floodplain area. Certain exceptions to this policy exist primarily within the infill area. Where encroachments may be permitted, improvements are required to be designed to minimize cumulative upstream and downstream effects. The Flood Area combining land use designation is applied to all floodplain areas in the City. This designation is normally combined with open space or park designations, but may be combined with other land uses in areas with existing development. The City is responsible for maintaining its storm drain systems (including the creeks which are part of that system, where they are owned by the City), as well as its existing and planned retention and detention basins.

In addition to the City, there are several other agencies which regulate floodplain areas and/or the resources commonly found within these areas. These agencies include the U.S. Army Corps of Engineers (Section 404 of the Clean Water Act), California Reclamation Board, Federal Emergency Management

Agency, and the California Department of Fish and Game (1603 Stream Bed Alteration Agreement). The Placer County Resource Conservation District and the Placer County Flood Control District provide advice and assistance on floodplain management.

The Federal Emergency Management Agency (FEMA) plays a particularly prominent role in floodplain management. FEMA is charged with overseeing disaster assistance and mapping floodplains. One of its programs is the National Flood Insurance Program (NFIP) which requires owners of property within designated flood zones to purchase flood insurance. Eligible flood zones are designated through engineering studies which are adopted by FEMA. The Mapping of the flood zones then become the Flood Insurance Rate Map (FIRM) which reflects the expected frequency and severity of flooding by area. The City, in September 1990, adopted revised FIRM maps to insure continued participation in the National Flood Insurance Program.

B. OUTLOOK

As urbanization of western Placer County continues to increase within the Pleasant Grove Creek and Dry Creek Basins, Roseville faces the potential of experiencing increased flooding problems. Land development typically results in increased hard surfaces and decreased vegetation. These conditions limit infiltration opportunities and, without adequate mitigation, can increase stormwater runoff rates and volumes and decrease the time required to reach peak discharge.

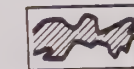
The goals, policies and implementation measures of this component focus on minimizing damage due to flood hazards. Key to this effort is the clear definition and application of floodplain boundaries. Emphasis is placed on protecting the floodplain areas and on pursuing regional cooperation on flooding issues. The City is committed to exploring environmentally sensitive flood control solutions. As a result, this component is intended to be utilized in combination with the goals, policies and implementation measures contained within the Open Space and Conservation Element.



ROSEVILLE 2010

NOLTE FUTURE FLOODPLAIN

LEGEND



NOLTE 100-YEAR FLOODPLAIN

**NOTE: The Nolte Floodplain has not been mapped in the Urban Reserve areas.*



Scale: 1" = 3600'

GPS600 Basemap revised Dec. 1992

City of Roseville Planning Department

gnnolte, 3.1.93

Rev. 02



CITY OF ROSEVILLE GENERAL PLAN

C. FLOODPLAIN DESIGNATIONS

Clear policy on how floodplain areas are defined and regulated is very important in effectively dealing with flood protection. Several different designations have been used to define floodplains in Roseville. The designations differ as to when they were developed, the methodology utilized and the assumptions incorporated. This has resulted in some confusion in how and where these various definitions have been applied in the past.

The 1987 updated Floodplain maps prepared by Nolte and Associates are currently considered the most accurate and comprehensive floodplain information available to the City. The Nolte Future Floodplain bases its designation on buildout conditions which assume "ultimate" development of the drainage basins, including development of the urban reserve. Because it anticipates buildout conditions, the likelihood of additional property being designated as floodplain in the future is significantly reduced. The Nolte Future Floodplain has been used by the City in the past within the specific plan areas, and considered in discretionary development approvals within the infill area.

City policy relating to the designation of the floodplain recognizes that there are differences

between the infill area and the remainder of the City. The primary difference relates to the existence of development in the floodplain. Within the infill area such development exists, while within the remainder of the City it does not. Floodplain regulations do, therefore, have the potential to impact both areas differently.

With this in mind, designation of the floodplain on the land use map differs between the infill area and the remainder of the City. In both cases, the Nolte Future Floodplain is utilized as the base. The floodplain designation within the infill area is, however, slightly less restrictive. This is to account for existing infill development within the Nolte Future Floodway Fringe by allowing added flexibility. In addition, the infill floodplain designation retains some development potential for those undeveloped properties in the Nolte Floodway Future Fringe with existing urban land use, assuming compliance with the specified restrictions.

The floodplain designations to be applied in the City are summarized below, and are schematically reflected in Figure VIII-3. Although the Nolte Future Floodplain is referenced, updated floodplain information may be substituted if determined by the City to be more accurate and in compliance with the defined restrictions.

FLOODPLAIN DESIGNATION POLICY

The City of Roseville shall designate the 100-year floodplain area on its land use map in accordance with the boundaries and elevations defined by the Nolte Future Floodplain (1987). The Nolte Future Floodplain defines Floodway and Floodway Fringe boundaries within the Floodplain. The Floodway and Floodway Fringe boundaries are designed to accommodate a cumulative one foot rise in the water surface elevation. Development within the Floodplain area shall be regulated as follows:

1. INFILL AREAS

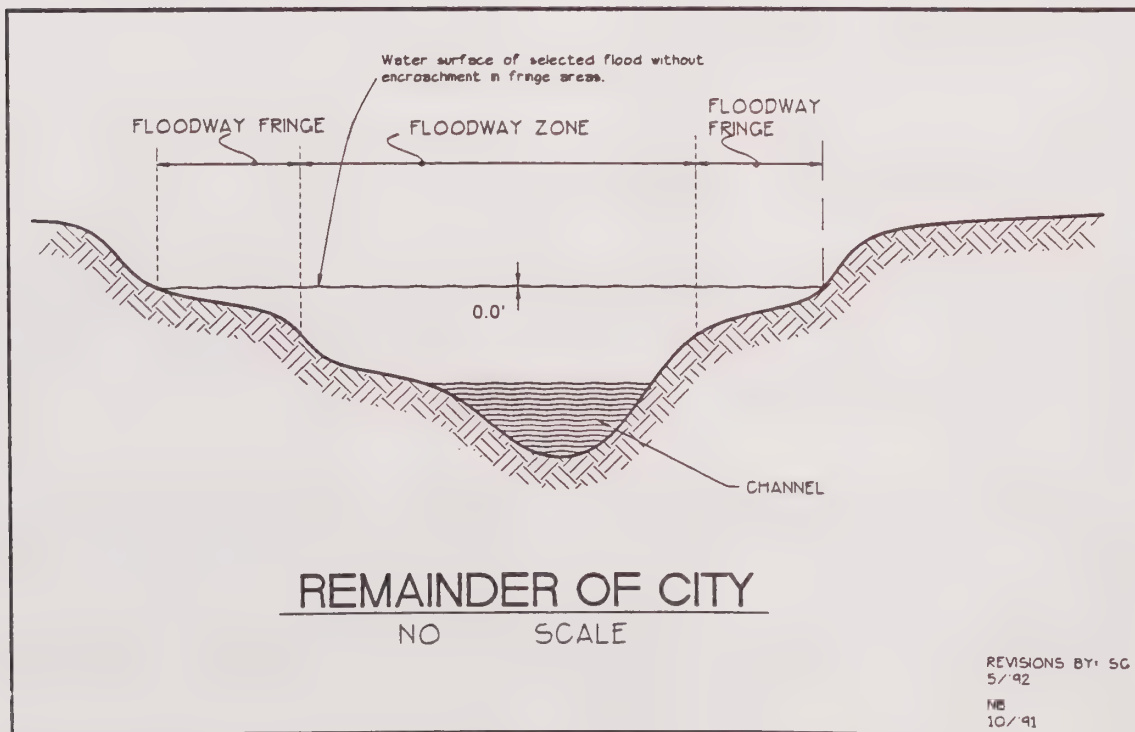
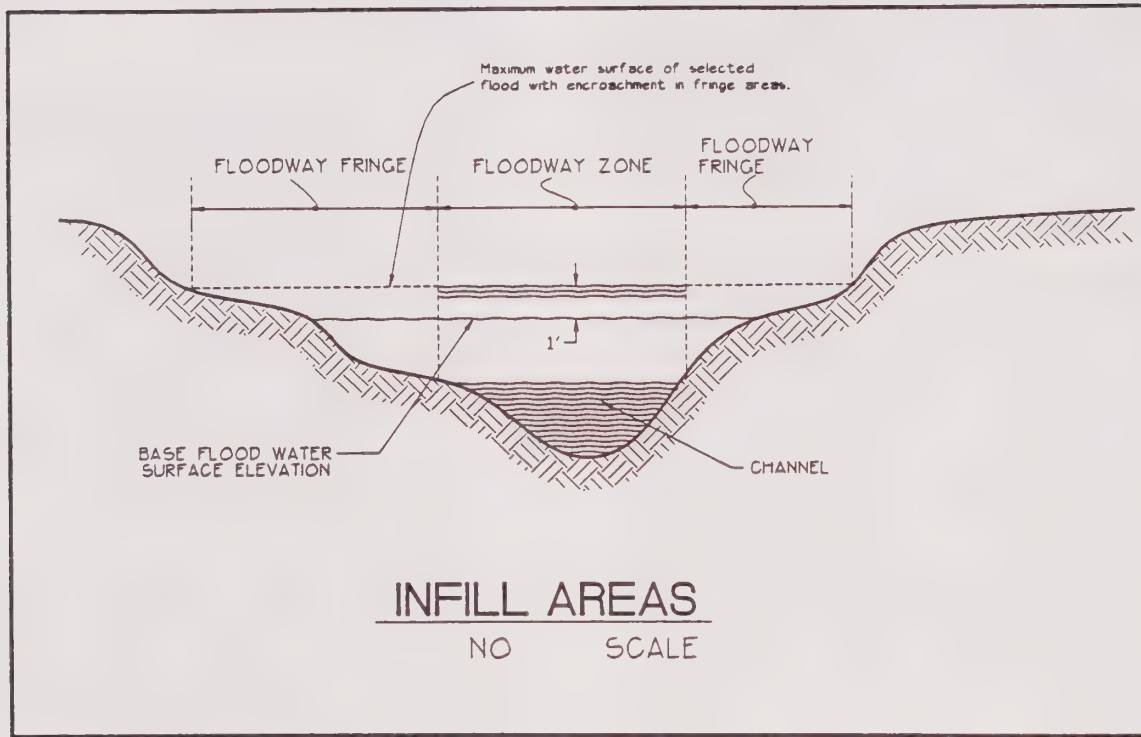
No development is permitted within the Nolte Future Floodway. Development may be permitted within the Nolte Future Floodplain Fringe. In accordance with the Nolte definition, such development shall be limited to that which falls within the assumed cumulative one-foot rise in the water surface elevation.

2. REMAINDER OF CITY

No development is permitted within the Nolte Future Floodplain (Floodway and Floodway Fringe). Exceptions may be considered on a case-by-case basis if encroachment is within the Nolte Future Floodway Fringe, and would not result in any increase in the water surface elevation.

FIGURE VIII-3

FLOODPLAIN DESIGNATION CROSS SECTIONS



D. GOALS AND POLICIES

GOALS: FLOOD PROTECTION

- Goal 1* Minimize the potential for loss of life and property due to flooding.
- Goal 2* Pursue flood control solutions which are cost effective and minimize environmental impacts.
-

Policies:	Flood Protection	Implementation Measures
1.	Continue to regulate, through land use, zoning and other restrictions, all uses and development in areas subject to potential flooding.	<ul style="list-style-type: none">- Land Use Designation- Ordinance Modification- Development Review Process
2.	Monitor and regularly update City flood studies, modeling and associated land use, zoning and other development regulations.	<ul style="list-style-type: none">- Flood Information Update- National Flood Insurance Program
3.	Continue to pursue a regional approach to flood issues.	<ul style="list-style-type: none">- Placer County Flood Control District- Interagency Coordination
4.	Provide flood warning and forecasting information to community residents to reduce impacts to personal property.	<ul style="list-style-type: none">- Flood Alert and Early Warning Systems
5.	Minimize the potential for flood damage to public and emergency facilities, utilities, roadways and other infrastructure.	<ul style="list-style-type: none">- Ordinance Modification- Development Review Process- Specific Plans
6.	Require new developments to provide mitigation to insure that the cumulative rate of peak runoff is maintained at pre-development levels.	<ul style="list-style-type: none">- Master Drainage Plan

- | | | |
|------|---|---|
| 7. | Continue to implement the Storm Maintenance Program to keep creeks and storm drain systems free of debris. | <ul style="list-style-type: none">- <i>Storm Maintenance Program</i>- <i>Financing Mechanisms</i> |
|
 | | |
| 8. | Establish flood control assessment districts or consider other funding mechanisms to mitigate flooding impacts. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Financing Mechanisms</i> |
|
 | | |
| 9. | Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality and open space functions. | <ul style="list-style-type: none">- <i>Land Use Designation</i>- <i>Ordinance Modification</i>- <i>Specific Plans</i> |

E. IMPLEMENTATION MEASURES

1. Land Use Designation

(Existing)

The City shall designate all areas identified as the 100-year floodplain with the Flood Area Combining land use designation as defined in the Land Use Element. The boundaries of the 100-year floodplain shall be as specified in the Floodplain Designations section of this component. Floodplain areas shall be preserved as specified in the Open Space and Conservation Element. Such preservation may include required dedication to the City. *(Policies 1 and 9)*

2. Ordinance Modification

(Proposed)

Modify the City's Ordinances to include floodplain use regulations consistent with the goals, policies and implementation measures of the Safety, Land Use, Open Space and Conservation and Parks and Recreation Elements. *(Policies 1, 5 and 9)*

3. Development Review Process

(Ongoing)

Refer any development proposal which has a direct or indirect impact on flood protection to the Public Works Department for comment. In addition, forward such proposals to other agencies as applicable, including the U.S. Army Corps of Engineers, California Reclamation Board, Federal Emergency Management Agency, California Department of Fish and Game, Placer County Resource Conservation District and Placer County Flood Control District. Consider The comments of the agencies during the development review process.

Continue the City's existing development review process for both public and private projects in accordance with statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and the

Subdivision Map Act, Tree Preservation Ordinance, Transportation Systems Management Ordinance, the specific plans, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. Continue to provide for public participation and coordination with other jurisdictions through the review of development proposals.

Through the development review process the City shall pursue the following:

- promote the use of open grassy swales to carry runoff from urban areas to natural drainage.
- discourage large continuous paved areas in development unless adequate mitigation is provided.
- encourage development to use pervious paving materials.
- ensure design which prevents the diversion of runoff onto neighboring parcels.
- encourage development to discharge runoff into pervious areas.

All building pads shall be located a sufficient distance above the 100-year floodplain elevation, as determined by the Public Works Department, to minimize the potential for flooding. The review of improvement plans shall ensure that all storm drainage culverts and bridges along designated floodplains are designed to accommodate, at a minimum, 100-year flood volumes. Where practicable, such improvements should accommodate 150% of the 100-year volumes. *(Policies 1 and 5)*

4. Flood Information Update

(Proposed)

Update the City's flood studies, modeling and regulations at a minimum of every five (5) years, or whenever information becomes available that would significantly modify previous data. "New information" could take the form of new studies, change in City policy, consideration of a major development project or specific plan, or implementation of a flood control project. The first update should occur no later than five (5) years from the date of adoption of the General Plan. *(Policy 2)*

5. National Flood Insurance Program

(Ongoing)

Continue City participation in the National Flood Insurance Program (NFIP). This will include adoption and administration of updated Federal Emergency Management Agency (FEMA) model ordinances, and Flood Insurance Rate Maps (FIRM). *(Policy 2)*

6. Placer County Flood Control District

(Ongoing)

Remain actively involved in the Placer County Flood Control District. This involvement includes cooperation in the development of a comprehensive regional data base. Encourage regional drainage planning and design for all individual developments in the Placer County Flood Control District to address cumulative flooding impacts. Continue to participate in regional flooding studies including the Auburn Creek/Coon Creek/Pleasant Grove Creek Flood Mitigation Plan and the Dry Creek Watershed Flood Control Plan. *(Policy 3)*

6. Interagency Coordination

(Ongoing)

Continue City coordination with other agencies on issues of flood control. Coordination between the City and adjacent jurisdictions occurs through several mechanisms including the distribution of development proposals for review and comment. Continue City cooperation with federal, state and local agencies including the U.S. Army Corps of Engineers, California Reclamation Board, Federal Emergency Management Agency, California Department of Fish and Game, Placer County Resource Conservation District and Placer County Flood Control District. *(Policy 3)*

7. Flood Alert and Early Warning Systems

(Ongoing)

Continue to develop, implement and expand the Flood Alert and Early Warning Program systems, and integrate the systems with other local

jurisdictions to form a regional warning program. *(Policy 4)*

8. Specific Plans

(Proposed)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan. The specific plans shall include the designation and preservation of floodplain areas and adjacent habitat. Provisions shall be incorporated to ensure that public infrastructure, utilities and emergency services remain functional during flood conditions. Such infrastructure and facilities include water, sewer and gas mains, telephone and electric lines, streets and bridges, hospitals, and fire and police stations. Financing mechanisms shall be explored to fund necessary flood protection improvements and maintenance. Development agreements may be utilized to secure implementation and funding provisions. *(Policies 5, 8 and 9)*

10. Master Drainage Plan

(Proposed)

Require a master drainage plan as part of the approval process for all specific plans and large development projects as determined by the Public Works Director. The master drainage plan should consider cumulative regional drainage and flooding mitigation. The intent of the plan is to ensure that the overall rate of runoff from a project does not exceed pre-development levels. If necessary, this shall be achieved by incorporating runoff control measures to minimize peak flows, and/or assistance in financing or otherwise implementing comprehensive drainage plans. *(Policy 6)*

11. Storm Maintenance Program

(Ongoing)

Continue the Parks and Recreation Departments regular storm maintenance program within the City's creeks and floodplain areas. This program clears and removes debris that could contribute to blockage and flooding, and may include the removal of silt. *(Policy 7)*

12. Financing Mechanisms

(Ongoing)

Continue to explore mechanisms to finance flood prevention and storm maintenance programs. This includes continued collection of the Pleasant Grove and Dry Creek Watershed Mitigation Fees. Consider alternative funding sources including the establishment of drainage utility, and assessment districts *(Policy 7 and 8)*

POLICE SERVICES

A. SETTING

The City of Roseville Police Department (RPD), provides primary law enforcement services within the City. The department, located downtown, currently employs 57 sworn officers. Additionally, RPD employs six community service officers, four serving on patrol, one in crime prevention, and one in the police laboratory, who respond to non-emergency calls and take reports. This staffing allows the City's sworn officers to devote more time to emergency response and other law enforcement and patrol related activities.

The Roseville Police Department is responsible for patrol duty within the City limits and traffic safety (i.e., responding to traffic accident calls.). Cooperation with the Southern Pacific Railroad's private police department ensures provision of backup services within the SP Railyard, as needed.

The RPD coordinates with Roseville's Parks and Recreation Department in patrolling the City's parklands. Roseville's two park rangers serve as the primary security force within the parks, open space and floodway areas. Typical activities include issuing citations, conducting investigations and patrolling the parklands as well as serving as nature guides and public service leaders. The rangers work closely with the RPD and serve as backup to the force as needed. In addition, RPD has mutual aid relationships with adjacent agencies and the California Highway Patrol.

The ratio of full-time police officers per 1000 population in the United States ranges from 3.5 officers in large northeastern cities, to less than 1.5 officers in mid-size west coast cities. Roseville's Police Department currently provides 1.21 police officers per 1000 residents.

The effectiveness of a police force cannot be determined by police-to-population ratios alone. Adequacy in police protection must account for the community's demographic characteristics and crime levels. What may be the proper standard for one

community may not be suitable for another. The RPD feels that flexibility is key to competent police protection. This allows the department to better respond to changes in the frequency and nature of crimes in the City. For this reason, the City has not adopted a police-to-population ratio.

B. OUTLOOK

Roseville makes extensive use of non-sworn employees as support staff to the department's law enforcement officers. While present staffing levels allow for adequate police protection services within the City, criminal activity, traffic-related incidents and other demands for law enforcement services are expected to increase as population growth increases. Therefore, the Roseville Police Department will likely require additional staff in order to continue providing its present high level of service.

C. GOALS AND POLICIES

GOALS: POLICE SERVICES

Goal Maintain a professional law enforcement agency which proactively prevents crime; controls crime which the community cannot prevent; and reduces fear and enhances the security of the community.

Policies:	Police Services	Implementation Measures
-----------	-----------------	-------------------------

- | | | |
|----|---|--|
| 1. | Provide a high level of visible patrol services within the City. | - Police Department Policy |
| 2. | Respond to both emergency and routine calls for service in a timely manner consistent with department policy. | - Police Department Policy |
| 3. | Ensure that the Police Department utilizes modern technology and provides adequate training to maximize job performance. | - Police Department Policy
- Department Training Plan |
| 4. | Establish programs which respond to community concerns of crime, gangs, drug abuse and traffic. | - Crime Prevention Unit |
| 5. | Provide extensive community-based service and education programs designed to prevent crime and emphasizes citizen protection and involvement. | - Crime Prevention Unit |
| 6. | Continue to enforce, update and expand the Building Security Ordinance. | - Building Security Ordinance |
| 7. | Design parks to facilitate surveillance by adjoining residents, security services, and police. | - Parks Design Process |
-

- | | | |
|----|---|--|
| 8. | Work with other City Departments to review public and private development plans, ensuring that crime prevention is addressed. | <ul style="list-style-type: none">- <i>Building Security Ordinance</i>- <i>Development Review Process</i> |
| | | |
| 9. | Coordinate with park rangers in patrolling parks and open space areas, and continue coordination with other law enforcement agencies. | <ul style="list-style-type: none">- <i>Interagency Coordination</i> |

D. IMPLEMENTATION MEASURES

1. Police Department Policy

(Ongoing)

Continue to emphasize the use of modern technology in providing effective law enforcement for the community. The Police Department sets a response goal of three minutes or less for 90% of all emergency calls. Additionally, timely response to routine calls and the high visibility of patrol service strengthens security within the community.

(Policies 1,2 and 3)

2. Department Training Plan

(Ongoing)

Continue to maintain and update a training plan for all Police Department employees. The program stresses current law enforcement standards and techniques to ensure that employees have the skills necessary to accomplish their mission. *(Policy 3)*

3. Crime Prevention Unit

(Existing)

Continue to staff the Police Department Crime Prevention Unit. The unit is responsible for implementation of a variety of functions. It's emphasis is in community-based crime prevention. The unit is involved in public education on crime and traffic safety. Examples include the Neighborhood Watch Program and the Drug Abuse Resistance Education Program (DARE). *(Policies 4 and 5)*

4. Building Security Ordinance

(Existing)

Continue to enforce the Building Security Ordinance. The ordinance specifies standards for construction that include building safety and crime prevention. *(Policy 6)*

5. Parks Design Process

(Ongoing)

The Parks and Recreation Department should continue to consult with City law enforcement officials in the design of City parks to ensure ease of surveillance. The park design should also consider visibility within the neighborhood for added security. *(Policy 7)*

6. Development Review Process

(Ongoing)

Refer all development proposals to the Roseville Police Department for review and comment. Consider the department's comments during review of the proposed project. *(Policy 8)*

7. Interagency Coordination

(Ongoing)

Continue coordination between the Police and the Parks and Recreation Departments in patrolling the City's park lands. The rangers work closely with the Police Department and serve as backup when needed. In addition, the Police Department should continue its mutual aid relationships with other law enforcement agencies including the California Highway Patrol and Southern Pacific Railroads private police department. *(Policy 9)*

FIRE PROTECTION

A. SETTING

The City of Roseville provides primary fire protection services within the City limits. The department presently has four existing and two planned fire stations throughout the community (Figure VIII-4). Each existing station has one pumper fire truck. Additionally, one 100' ladder truck and one paramedic rescue squad service the entire Roseville community. There are 57 Fire Department on-duty personnel at any given time; 52 of these have Emergency Medical Technician I training.

Fire Department responses can generally be grouped into three categories. The first, fire calls, are defined as those related to fires, including structural, grass and auto. Emergency medical service (EMS) calls are identified as those calls related to medical emergencies. Non-fire calls refer to all other calls, such as investigations of possible fire hazards, false alarms, and other miscellaneous calls.

Since 1983, the number of alarms called in to the Fire Department has increased at a higher rate (111%) than the population (54%). The increase is largely attributed to EMS and non-fire related calls. However, structural fires - those most threatening to life and property - have actually decreased by 4 percent. Fire prevention programs and higher building standards are credited with this decrease. This trend is expected to continue.

The City has carried an excellent Insurance Services Office (ISO) rating since 1980. As a measure of a fire department's effectiveness in fighting fires, ISO's rating system is based on a municipality's facilities and equipment, personnel, and quantity of water available for fire fighting. Roseville rates high among its neighboring jurisdictions, with an ISO rating of 3, on a scale of 10. The lower the number, the higher the rating.

Roseville's supply and availability of water for fire fighting needs is sufficient to serve the demands at buildout of the infill and specific plan areas. Water pressure must be sufficient; however, quantity rather than increased water pressure is the key to effective fire

suppression. The specific quantity of water needed for fire protection of individual buildings is set forth in the State Fire Code. (California Code of Regulations Title 24, Part 9).

The Fire Department has traditionally received its budget from the City's General Fund. As Roseville began to develop at a rapid rate, there was concern as to whether the Fire Department could obtain adequate financial resources to meet the increase in demand for services.

As a result, Roseville citizens approved a Fire Service Construction Tax in 1984 which requires that 1/2 percent of the value of any new construction be collected as part of the building permit fee and designated for fire suppression and protection. These funds must be spent on capital improvements, such as fire stations, fire trucks, and other departmental equipment. The funds may not be allocated to operational expenses, such as salaries or training. The Fire Services Construction Tax is scheduled to expire on December 31, 2009.

REGIONAL FIRE PROTECTION

Regional responsibilities for firefighting are shared among municipal fire departments and those assigned to specially designated lands outside city boundaries. Roseville is bordered by land which is designated as a Statewide Responsibility Area (SRA). This designation refers to land which, in general, has some resources of statewide significance (e.g., timberland, watershed or rangeland), but does not include agricultural areas. Fires which occur on SRA land are jointly handled by Roseville Fire Department and the California Department of Forestry (CDF).

The Dry Creek Fire District provides fire protection to the west of Roseville, and the South Placer Fire District provides the fire protection to the east. The City and adjacent agencies have mutual aid arrangements through the Western Placer JPA. In addition, virtually all fire departments and districts are part of the statewide mutual aid agreement. This agreement provides that



ROSEVILLE 2010 EXISTING AND PLANNED FIRE STATIONS

LEGEND

EXISTING FIRE STATIONS:

- ① Station #1 - Oak Street
- ② Station #2 - Junction Blvd.
- ③ Station #3 - Cirby Way
- ④ Station #4 - Eureka Rd.

PLANNED FIRE STATIONS/FACILITIES:

- ⑤ Station #5 - Northeast Roseville Specific Plan
- ⑥ Station #6 - Northcentral Roseville Specific Plan
- ⑦ Station #7 - North Roseville Industrial Area
- ⑧ Training Facility - Corporation Yard (Hilltop Circle)

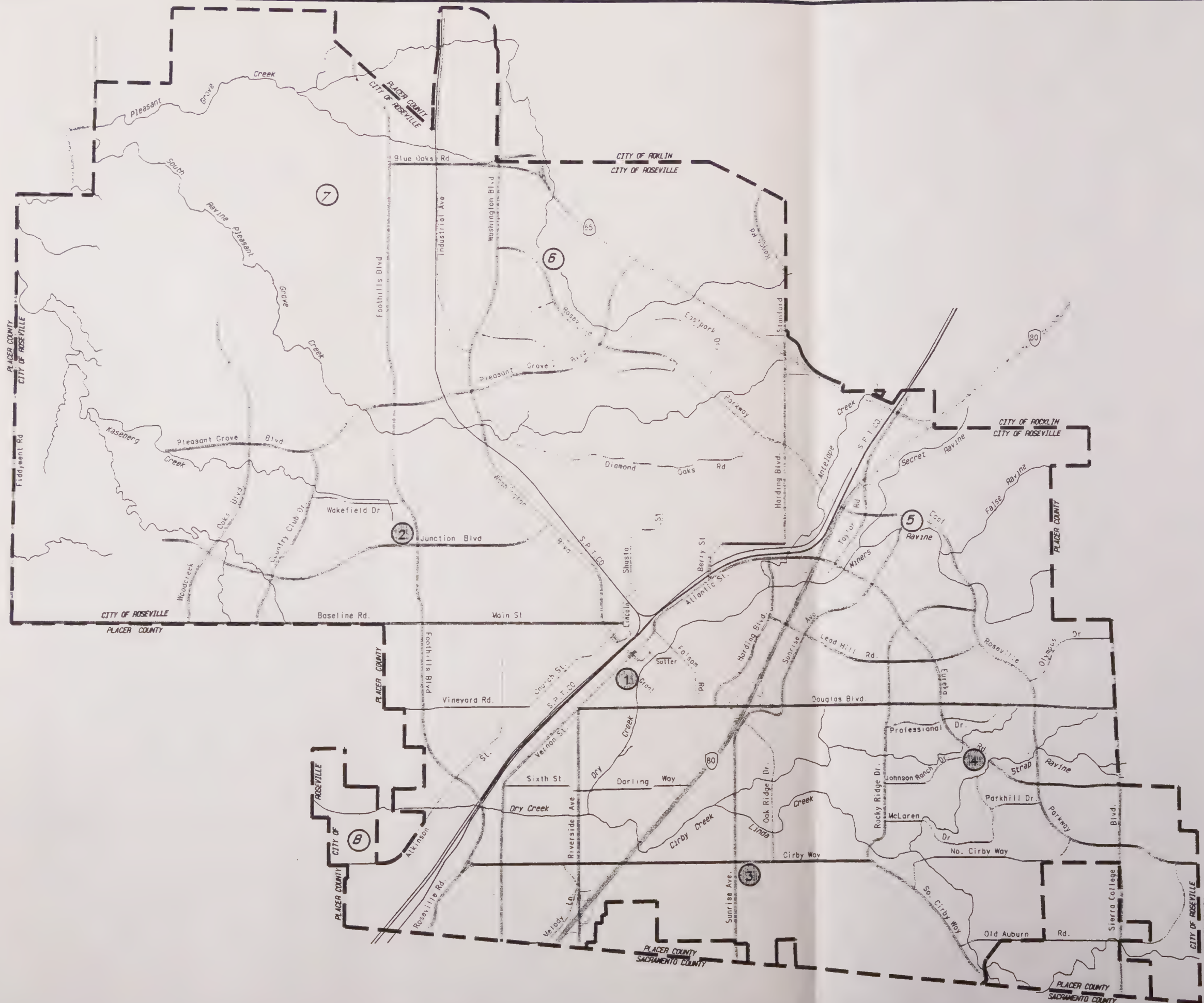


Scale: 1" = 3600'

GP3600 Basemap revised Dec. 1992

City of Roseville Planning Department

gprrest, 02.26.93
Date '92



a fire department will help any other fire department when the need arises. The City of Roseville, along with CDF and other local fire districts, is part of this statewide mutual aid agreement.

FIRE HAZARDS

Buildings constructed prior to 1983 are a greater fire risk than those built subsequently with higher structural and material standards under the new building code. Most of the older structures, which comprise the highest hazards, are concentrated within the infill regions of the City.

Wildfires in open space areas around the City do not present a high hazard. Such fires tend to be small and localized, easily accessible to firefighters, and thereby pose little opportunity for property damage or personal injury. Wildland fire severity zones are designated throughout California by the Department of Conservation. Because of the City's geographical location, lack of steep slopes and thick brush, Roseville is in a low-severity zone for wildland fire hazards.

FIRE SERVICE STANDARDS

The City has established a response time standard to determine the effectiveness of fire services in Roseville. A four-minute response time has been determined as the critical target for lifesaving purposes. This standard is from the time the call is received to the arrival of the first engine on the scene. The City's Fire Department maintains standards for the deployment of a programmed reserve and automatic AID fire force of six (6) pumpers, three (3) ladder companies and three (3) chief officers within 15 to 20 minutes of a request.

Current average response time is greater than the four-minute standard. The Roseville Fire Department presently averages approximately 5 minutes for first engine arrival. The difference between targeted and actual response time is attributed to "reflex time", including dispatch and firefighter preparation time. As a departmental goal, the Fire Department strives and generally meets a standard of the deployment of one advanced life support team within 8 to 10 minutes of a medical emergency request.

The City of Roseville has no specific standards for staffing relative to population. In California, it is

generally normal to have 3 to 4 firefighters per fire engine, 24 hours per day, seven days a week. Roseville's Fire Department currently meets this norm and has approximately 1.35 firefighters per 1000 residents.

A fire fighting standard of 500 gallons per minute within 10 minutes of alarm is the standard adopted by the City as adequate to meet fire protection needs. This standard is currently being met and exceeded.

There are no established standards for population served by a fire station. Increased population does not necessarily affect demand for new fire stations. As an example, if population increases occur in infill areas, a new fire station may not be needed to maintain a 4-minute response time. If however, growth is concentrated in more remote areas of the community, new stations may be required in order to ensure emergency response times.

STATE LAW

As of January of 1992, a new statewide reporting system requires that all fire departments report, through a computer network, all call activity to the State Fire Marshal's Office. The new system includes a significantly higher level of detail than was possible with the previous manual system, including the specific type of call, location, time of day, etc. In return for this information, the State Fire Marshal issues an annual report to the City, summarizing data submitted through the year. The Roseville Fire Department now has the computerized statewide reporting system on line.

B. OUTLOOK

A fire training facility is planned for the new Corporation Yard on PFE Road. Currently in the design stage, the facility will be developed in phases over the next few years. Beginning with a storage area, the site will eventually include both classroom and field training facilities.

Although the Fire Department is not, at present, consistently meeting the targeted response time standard, additional fire stations have been planned for

the specific plan areas as they develop. These fire stations will help in meeting the 4-minute response time. All future fire stations will need to be located and staffed to ensure that the response time standard is achieved.

C. GOALS AND POLICIES

GOALS: FIRE PROTECTION

- Goal 1* Protect against the loss of life, property and the environment by appropriate prevention and suppression measures.
- Goal 2* Provide emergency services in a well-planned, cost-effective and professional manner through the best utilization of equipment, facilities and training available.

Policies:	Fire Protection	Implementation Measures
1.	Continue to pursue and promote fire prevention programs and standards.	<ul style="list-style-type: none">- Fire Prevention Programs- Development Review Process- Uniform Building Code- Uniform Fire Code- Weed Abatement Ordinance
2.	Strive to achieve the following service levels: <ul style="list-style-type: none">• 4 minute response time for all emergency calls• ISO rating of 3 or better• 500 gallons of water per minute within 10 minutes of an alarm	<ul style="list-style-type: none">- Specific Plans- Capital Improvement Program- Fire Service Construction Tax- Dedications, Fees and Exactions- Water System Master Plan- Interagency Agreements- Annual Report
3.	Monitor fire department service levels annually concurrent with the City budget process and via quarterly reports.	<ul style="list-style-type: none">- Annual Report
4.	Provide highly trained personnel to ensure effective suppression of fires.	<ul style="list-style-type: none">- Technical Training Program
5.	Seek to reduce fires by fully investigating the cause of each fire and use resultant findings to develop more effective fire prevention programs.	<ul style="list-style-type: none">- Investigative Action Plan

- | | | |
|------|---|--|
| 6. | Phase the timing of the construction of fire stations to be available to serve the surrounding service area. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Capital Improvement Program</i>- <i>Fire Service Construction Tax</i>- <i>Dedications, Fees and Exactions</i> |
|
 | | |
| 7. | Continue to pursue development of a fire training facility within the corporation yard. | <ul style="list-style-type: none">- <i>Capital Improvement Program</i>- <i>Fire Service Construction Tax</i> |
|
 | | |
| 8. | Provide a comprehensive emergency medical services program to aid citizens in need of rescue or medical assistance. | <ul style="list-style-type: none">- <i>Multihazard Function Plan</i> |
|
 | | |
| 9. | Continually update the Roseville Multihazard Function Plan and ensure that participants are prepared to efficiently carry out assigned functions. | <ul style="list-style-type: none">- <i>Multihazard Function Plan</i> |

D. IMPLEMENTATION MEASURES

1. Fire Prevention Programs

(Ongoing)

Continue to pursue and promote the following fire prevention programs:

- Regular inspection and code enforcement
- Fire-safe roofing
- Adequate access to and fire breaks adjoining open space areas
- Early warning devices such as automatic detection and reporting devices and smoke detectors
- Public education and information
- Code and ordinance development
- Training and planning
- Fire investigation and data analysis
- Hazardous materials process and inspection

(Policy 1)

2. Development Review Process

(Ongoing)

Refer all development proposals to the Roseville Fire Department for review and comment. Consider The department's comments during review of the proposed project. The review process shall consider the provision of access to lands for firefighting purposes, street access to all structures, fire prevention programs, and the enforcement of building and fire codes and City ordinances. *(Policy 1)*

3. Uniform Building Code

(Existing)

Enforce the Uniform Building Code which includes specifications and standards for building safety. Roofing and building materials, construction techniques, wiring standards, and fire detection/warning devices are defined and enforced to minimize risk of structural fire damage. *(Policy 1)*

4. Uniform Fire Code

(Existing)

The State Fire Code (California Code of Regulations, Title 24, Part 9) provides specifications and standards for fire safety. Early warning devices, such as automatic sprinkler systems, automatic detection and reporting devices and smoke detectors are required as preventative measures to reduce risk of fire. The code also specifies the quantity of water needed for fire protection. *(Policy 1)*

5. Weed Abatement Ordinance

(Existing)

Continue to enforce the City's Weed Abatement Ordinance. This ordinance specifies that weeds be eradicated from residential areas to prevent their becoming fire fuel. Additionally, proper implementation of this ordinance will ensure accessibility of firefighters to open space areas and creation of firebreaks which slow the spread of fire. *(Policy 1)*

6. Specific Plans

(Proposed)

Specific plans shall specify anticipated need for additional fire services based on land use designations within the plan area. The location and size of fire facilities shall be described, so that the Fire Department may more effectively meet the level of service specified in this element. Require that each specific plan provides a fire facilities phasing plan and require that funding be available at the time of development. *(Policies 2 and 6)*

7. Capital Improvement Program

(Existing)

Continue to utilize the City's CIP as a source of funding for capital improvements for fire stations and facilities equipment. Providing adequate levels of firefighting capacity will help to increase the City's ISO rating as determined by the Insurance Services Office. *(Policies 2, 6 and 7)*

8. Fire Service Construction Tax

(Existing)

Continue to utilize the Fire Service Construction Tax as a source of revenue to pay for new fire facilities and equipment. This tax will require reauthorization prior to December 31, 2009. *(Policies 2, 6 and 7)*

9. Dedications, Fees and Exactions

(Existing)

As appropriate, require, as a condition of project approval, dedication of land or payment of appropriate fees and exactions to help offset municipal costs for fire-related facilities and services. As growth occurs, this measure will help to ensure continued provision of adequate services at required levels of service. *(Policies 2 and 6)*

10. Water System Master Plan

(Proposed)

Complete and regularly update, through the Environmental Utilities Department a Water System Master Plan. The water system master plan should be completed prior to June 30, 1993 and should be updated on a biennial basis in coordination with the Biennial Public Services Monitoring Report. The plan shall specify objectives and standards which permit effective monitoring of water needs. The plan shall address adequate provision of water sources, quantities and water pressure, along with an emergency backup system to ensure maximum firefighting capacity. *(Policy 2)*

11. Interagency Agreements

(Ongoing)

Continue to participate in the statewide mutual aid agreement, whereby the Fire Department will respond to any other department or district when the need arises. In addition, the department should continue its mutual aid arrangements with other agencies, including that through the Western Placer JPA. *(Policy 2)*

12. Annual Report

(Ongoing)

Continue to prepare Fire Department annual reports. These reports provide the Fire Department with a means of monitoring service levels and addressing problems before they become serious. This annual evaluation shall include the establishment of goals and objectives, formulation of key indicators relating to activities/efficiency that can be monitored through the year, and a line-item cost for each program or objective. The annual report shall include a review of fire service levels and departmental goals, including: 1) the deployment of a programmed reserve and automatic AID fire force of six pumpers, three ladder companies and three chief officers within 15 to 20 minutes of a request; and 2) the deployment of one advanced life support, within 8 to 10 minutes of a medical emergency request. *(Policies 2 and 3)*

13. Technical Training Program

(Ongoing)

Continue to develop and expand the Fire Department's technical training program to ensure that its personnel are properly trained and updated as new techniques and equipment become available. One aspect of the training focuses on cardio-pulmonary resuscitation (CPR). Emphasis is on training the City's 700 employees who may be exposed to situations which may require the use of CPR. *(Policy 4)*

14. Investigative Action Plan

(Ongoing)

Fires within the City of Roseville are investigated by the Roseville Fire Department investigators. The Fire Department's program will ensure proper investigation of each fire so that adequate information is submitted to the State Fire Marshal for compilation into their annual report. *(Policy 5)*

15. Multihazard Function Plan

(Existing)

Maintain and update the state-required Multihazard Function Plan which details response strategies for all types of emergencies. The plan addresses interagency cooperation, emergency functions, continuity of government and public awareness. In addition, the plan provides for the operation of police, fire and health services, as well as transportation alternatives in the event of a multihazard emergency. City evacuation procedures are described and are submitted to the State Office of Emergency Services (OES) for approval.

(Policies 8 and 9)

HAZARDOUS MATERIALS

A. SETTING

This component focuses on the storage, transportation, cleanup and emergency response aspects surrounding the management of hazardous materials. The Federal Government, under Title 49 of the Code of Federal Regulations, lists thousands of hazardous materials. These include radioactive waste and explosives as well as substances such as gasoline, insecticides and household cleaning products. The handling of hazardous materials is an element of daily activity which affects all residents within the City of Roseville.

STORAGE

Proper storage of hazardous materials incorporates a variety of techniques depending on the type of material being stored. Underground storage tanks (USTs) are commonly used for the storage of hazardous materials, especially petroleum products. These storage devices are found most often at gas stations and businesses operating vehicle fleets. There are several sites within the City that have been contaminated by UST leakage. As a result of these unauthorized releases, varying on site mitigation measures have been required to address the contaminated areas.

Hazardous materials, used in many household products (e.g., drain cleaners, waste oil, cleaning fluids, insecticides and car batteries), are often improperly disposed of as a part of normal household trash. Consequently, these can interact with other chemicals to cause serious dumpster fires. Furthermore, there is risk to the community from exposure or explosion caused by adding hazardous waste to landfills that are not equipped to handle them.

In order to avert spills or contamination, the Roseville Fire Department (RFD) regularly monitors hazardous material generators and storage facilities in the City for compliance with state regulations. The largest hazardous material generators/storage facilities in the Roseville area include NEC, Hewlett Packard,

Southern Pacific Railroad, and H.B. Fuller Company.

TRANSPORTATION

Hazardous materials are routinely transported by truck over state and federal highways as well as local roads every day (e.g., gasoline tankers). The California Vehicle Code §31303 requires that hazardous materials be transported via routes with the least overall travel time. Although the choice of routes is left primarily to the discretion of the transporter, the California Vehicle Code prohibits the transportation of hazardous materials through residential neighborhoods.

There are no designated routes for the transportation of hazardous materials within the City of Roseville. Most of these materials are transported by truck, and the City has designated truck routes which divert traffic away from residential areas (see Circulation Element). The California Highway Patrol (CHP) has created plans for the transportation of hazardous materials on state and federal highways, including I-80 and Highway 65. Allowable routes depend on the type of hazardous material being transported.

Hazardous materials are also transported on the Southern Pacific Railroad. As a major rail switching yard, rail cars may remain on site for various lengths of time. The state requires that materials remaining on site for 30 days or more must comply with state regulations for the storage of hazardous materials. As a transportation company, Southern Pacific disputes its need to comply with these restrictions.

CLEANUP

Within the Roseville City limits, the Southern Pacific Railroad Yard presents a challenge to the management of hazardous materials. Defective USTs, lead-contaminated grit waste, and groundwater contamination from diesel fuel are cleanup issues which have required assistance from outside the Southern Pacific Transportation Company. In recognition of significant contamination on the

property, and in accordance with Federal Law, the Environmental Protection Agency (EPA) proposed in October 1984 that the site be placed on the National Priorities List, more commonly known as the Superfund Site List. This list identifies, assesses and provides for cleanup of hazardous sites.

Under a cleanup agreement with EPA, Southern Pacific arranged the removal of 30 USTs and had permanently closed 8 others by 1990. Upon being removed from the Superfund List in September 1989, SPRR arranged with the State Department of Health Services, as lead agency, to continue remedial action toward additional cleanup of soil and groundwater.

EMERGENCY RESPONSE

Response to a hazardous waste spill varies according to the circumstances under which it is released. Southern Pacific Railroad has primary responsibility for hazardous material spills on its premises. The railroad is prepared, in accordance with its Emergency Response Plan, to utilize its operational guidelines, support, training and coordination with local officials in case of a derailment, leak or off-railroad incident involving hazardous materials.

Hazardous materials spills on state and federal highways are the responsibility of Caltrans and the CHP, which provide on-scene management of the spill site and coordinate with the Environmental Health Department, Office of Emergency Services and the local fire department as part of the City's Hazardous Materials Emergency Response Plan.

Primary responsibility for handling of these events within the City is assigned to the Roseville Fire Department (RFD). The RFD works in cooperation with the Placer County Hazardous Materials Response Team. To ensure proper handling of a hazardous materials release, RFD has developed its own Hazardous Materials Emergency Response Plan. This plan discusses the participants, responsibilities, organization and operational duties in the event of a hazardous materials emergency, including cleanup and decontamination procedures.

HAZARDOUS WASTE MASTER PLAN

A Hazardous Waste Master Plan has been developed by Placer County in accordance with the Tanner Bill (AB 2948) of 1986. The purpose of this legislation was to counteract the tendency of some counties to prohibit hazardous waste facilities, thereby placing a greater burden on other counties to provide adequate facilities. The County's Plan, submitted to the California Department of Health Services, was - as were the plans of most counties in the state - rejected because of its reference to limiting the size of facilities to "fair share" capacity. While some counties have adopted their plans without the approval of DHS, Placer County has taken no action, pending the outcome of a challenge to DHS' assessment by The Supervisors Association of California. As a result, the City of Roseville has not yet taken action on this Plan.

B. OUTLOOK

State and federal legislation, which address concerns regarding hazardous materials, provide much of the framework within which Roseville will work to manage this safety issue. A variety of laws are now in effect which regulate hazardous materials cleanup, storage, testing procedures, and financial assistance to hazardous waste reduction.

The City is addressing improper disposal of household hazardous waste by organizing special hazardous household waste pickups. Initial pickup began in September 1991. The program was very successful and will be implemented on a regular basis. In addition the City will be sponsoring additional pick-ups for waste oil, paint and batteries for transport to a hazardous waste facility. This program will be analyzed to determine its success in disposing hazardous household wastes.

C. GOALS AND POLICIES

GOALS: HAZARDOUS MATERIALS

Goal Protect the community's health, safety, natural resources and property through regulation of use, storage, transport and disposal of hazardous materials.

Policies:	Hazardous Materials	Implementation Measures
1.	Require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities, and siting of hazardous waste disposal facilities, in accordance with Placer County guidelines and state law.	<ul style="list-style-type: none">- Hazardous Materials Listing- Development Review Process- Hazardous Waste Management Plan
2.	Work with Placer County and other public agencies to inform consumers about household use and disposal of hazardous materials.	<ul style="list-style-type: none">- Intergovernmental Coordination- Hazardous Waste Pick Up- Hazardous Materials Data Base
3.	Cooperate fully with Southern Pacific Railroad and other agencies, such as the California Highway Patrol, in the event of a hazardous material emergency in compliance with state and federal laws and regulations.	<ul style="list-style-type: none">- Interagency Cooperation
4.	Develop a hazardous materials truck route through the City of Roseville and limit pick-up and delivery of hazardous materials during peak traffic hours.	<ul style="list-style-type: none">- Hazardous Materials Truck Route
5.	Pursue the implementation of a permit program for hazardous materials users that are required to submit a "long form" Hazardous Material Management Plan, pursuant to state law.	<ul style="list-style-type: none">- Hazardous Materials Fee Program

D. IMPLEMENTATION MEASURES

1. Hazardous Materials Listing

(Ongoing)

Continue to require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses by those businesses. This list shall be maintained by the Fire Department and updated through periodic review. *(Policy 1)*

2. Development Review Process

(Ongoing)

Refer any development proposal which may be impacted by, or cause an impact related to the storage, handling or disposal of hazardous materials to the Fire Department and other appropriate agencies responsible for hazardous materials. Consider Input from the Fire Department and other agencies in the development review process.

Continue to require Hazardous Materials Management Plans and where necessary, Risk Management Prevention Plans pursuant to state law. The use of toxic or hazardous materials requiring the filing of a business plan for emergency response pursuant to Section 25503.5 of the California Health and Safety Code, or materials identified in Section 5194, Title 8 of the California Code of Regulations, shall be critically analyzed by the City when considering any use. All users shall submit a list of hazardous and toxic materials with a qualified discussion of potential chronic and acute long-term health hazards and toxicological effects, including those on children, from acute short-term or chronic long-term exposure.

In addition, a plan shall be submitted specifying procedures for mitigating the emissions of toxic substances and ground water monitoring, and for identifying methods of hazardous waste disposal. All projects shall be reviewed for compliance with the

Placer County Hazardous Waste Management Plan. *(Policy 1)*

3. Hazardous Waste Management Plan

(Proposed)

Upon state and City adoption of the Hazardous Waste Management Plan, require, in accordance with AB 2948, that all land use approvals be consistent with the management plan's siting criteria. *(Policy 1)*

4. Intergovernmental Coordination

(Ongoing)

Work cooperatively with other local and state agencies in a coordinated effort to inform and educate the public regarding the storage, handling and disposal of household hazardous materials. This will include continued coordination with the Placer County Hazardous Materials Response Team. *(Policy 2)*

5. Hazardous Waste Pick Up

(Ongoing)

Continue the City's hazardous waste pick up program. This includes periodic drop off and pick up programs for hazardous materials. *(Policy 2)*

6. Hazardous Materials Data Base

(Ongoing)

The City is developing a Hazardous Materials Information Data Base to protect the public from potential dangers created by hazardous materials, and to assist emergency personnel by increasing the safety and efficiency factors associated with hazardous materials. With this informational tool, properly trained employees can identify the material, identify if it is hazardous, and implement cleanup with a minimum of danger to the public. *(Policy 2)*

7. Interagency Cooperation

(Ongoing)

Respond, in accordance with Fire Department adopted procedures, to hazardous materials emergencies on Southern Pacific property as necessary. Both the California Highway Patrol (CHP) and the City of Roseville have developed a Hazardous Materials Emergency Plan which discusses the participants, responsibilities, organization and operation to be complied with in the event of a hazardous materials emergency, including clean up and decontamination procedures. *(Policy 3)*

8. Hazardous Materials Truck Route

(Proposed)

Develop a program to limit and establish hazardous materials transport routes within the City. The routes and program should be coordinated with Caltrans and the California Highway Patrol. *(Policy 4)*

9. Hazardous Materials Fee Program

(Proposed)

Continue to pursue the implementation of a permit/fee program for hazardous material users. *(Policy 5)*

HEALTH SERVICES

A. SETTING

Roseville's role in health services issues is somewhat limited. The City's primary involvement with health care is a its current ownership of Roseville Community Hospital. The City is not, however, involved in hospital operations and may eventually privatize ownership of the facility. Roseville Community Hospital is operated by a private non profit cooperation in accordance with an operating agreement. In addition to the hospital, the Fire Department's Emergency Medical Services (EMS) provide assistance to those who need emergency medical care.

The hospital is the primary full-service health care facility in the City; it includes in-patient and out-patient services, intensive care facilities, x-ray equipment and a laboratory. The 249-bed hospital is staffed by 209 active-duty physicians, and an additional 138 consulting or courtesy-status physicians. Emergency services are provided with a physician on duty around the clock.

Additional heath care facilities within Roseville include Charter Hospital, an 80-bed facility which offers psychiatric-, alcohol-, and drug-related treatment; and four convalescent hospitals which provide a total of 474 beds.

There are no designated trauma centers in the Roseville area. For a facility to qualify as a trauma unit, it must have a team of specialized physicians available to respond within ten minutes of receiving a call. Although the City is served by almost every type of medical specialty, its shortage of neurosurgeons, hand surgeons and, occasionally, general surgeons, prevents meeting the requirement to qualify. UC Davis Medical Center, in Sacramento, provides the nearest trauma facility to Roseville residents.

Health care for indigent populations is an area of concern. Many of the persons requesting the services at the Roseville Hospital Emergency Room are unable to pay for the services, or are covered by

Medicare or Medi-Cal, which pay for only a fraction of the cost of providing services.

The Placer County Health Department operates a satellite clinic in Roseville, offering a variety of medical services. These services include physical examinations, pregnancy testing and counseling, HIV and sexually-transmitted disease testing and treatment, and home visits. The main clinic, located in Auburn, provides these services in addition to immunizations. As a public health clinic, services are available to all members of the community. Payment for services is determined by a patients' income level. The City is not directly involved in the provision of medical or social service issues covered by County government.

B. OUTLOOK

Several medical corporations have expressed interest in locating in Roseville's Northeast Specific Plan area. Kaiser Permanente, Sutter Health and Mercy Medical are considering or are processing plans for the development of medical campuses. In addition, Roseville Community Hospital is planning an expansion and relocation to the Northeast area. It is expected that these campuses will include an integration of physician offices and ancillary services, including in-patient hospital facilities.

C. GOALS AND POLICIES

GOALS: HEALTH SERVICES

Goal Ensure, to the extent feasible, an adequate level of health care services for all members of the City.

Policies:	Health Services	<i>Implementation Measures</i>
-----------	-----------------	--------------------------------

- | | | |
|----|--|-------------------------------------|
| 1. | Encourage the establishment of a trauma center to service the South Placer area. | - <i>Public/Private Cooperation</i> |
| 2. | Encourage all health care facilities to adopt a "fair share" policy in the treatment of medically indigent patients. | - <i>Public/Private Cooperation</i> |

D. IMPLEMENTATION MEASURE

1. Public/Private Cooperation

(Proposed)

Cooperate with private concerns to encourage development of a trauma center in the South Placer area. Continue City policy of cooperation with health care providers who accept their "fair share" of medically indigent patients and increase efforts to assist others to adopt this policy. Encourage new medical facilities located in Roseville to provide for their "fair share." *(Policies 1 and 2)*

ELECTROMAGNETIC FIELDS

A. SETTING

Research conducted over the past decade has raised much debate over the health effects of electromagnetic fields (EMFs) and extremely low frequency fields (ELFs), a very specific type of EMF. Magnetic fields result from movement of electricity; everything conducting an electric alternating current has an EMF, and every 60 cycle electric circuit an ELF. The intensity of EMFs varies with the type of electricity source, the magnitude of electric current, and the distance between the point of measurement and the source. For example, household appliances generate lower intensity fields than radar equipment or high voltage electric lines. However, the actual field experienced from an appliance can be much greater than from a powerline due to distance. In any case, the relationship between intensity and any health effects has not been proven by research of EMFs.

Electric and electromagnetic fields are not solely a product of human activity. They are an essential part of nature, found in all living things. The human body, for example, uses these fields to operate the nervous system. Electricity is an integral part of nature, whether of technological or natural origin.

Scientists have yet to establish which factors are most important when determining the effects of EMFs. Two important factors to consider are shield capability and distance as they relate to weakening the fields. EMFs consist of an electric field and a magnetic field. Only the electric field can be shielded by objects such as buildings or trees. The magnetic field is able to pass through most common objects without being affected. While burying power lines greatly decreases electric fields, the procedure's effect on magnetic fields largely depends on the design and loading of the underground cable. Additionally, the strength of an EMF drops sharply with distance. Therefore, burying power lines may increase the magnetic field by bringing it closer to adjacent development.

In addition to EMF concerns, other factors limit use

within electrical transmission line easement land. These include building and height limitations. As a result of all of these factors, the City has adopted a policy to limit the use of areas within electrical power line easements to passive recreational uses.

B. OUTLOOK

Additional state and federal studies are anticipated to examine any possible health implications of EMF's on humans. While the danger of exposure has not yet been determined, Roseville recognizes the public concern for potential adverse health effects. Therefore, Roseville's policy language with respect to EMF safety translates into prudent action which will avoid dangers and minimize risk to City residents.

C. GOALS AND POLICIES

GOALS: ELECTROMAGNETIC FIELDS

Goal Minimize electromagnetic field (EMF) exposure at a reasonable cost and help alleviate public concern.

Policies:	Electromagnetic Fields	Implementation Measures
1.	Ensure implementation of the Electric Department's policy of "prudent action" with respect to EMF issues.	- <i>EMF Plan</i>
2.	Limit public use within electrical power line easements to parking and low-density recreational activities such as undeveloped nature areas, bike or jogging paths.	- <i>Development Review Process</i> - <i>Specific Plans</i>

D. IMPLEMENTATION MEASURES

1. EMF Plan

(Ongoing)

The City of Roseville is committed to a policy of "prudent action" relating to EMF. The City acknowledges there may be public concern about EMF and is committed to gathering and sharing information about this issue as it becomes available. The City, through its Electric Department, will take the following steps to control EMF at a modest cost to electric utility customers, until the impact of EMF is better understood:

- **Monitor EMF research and studies** The Electric Department will continue to review research and studies about EMF from the Department of Energy and other sources, and update the City's analysis as new findings emerge.
- **Share information with the Roseville community** The Electric Department will continue to share new information on EMF through brochures, articles in the City and departmental newsletters and at Roseville Public Utility Commission meetings. Reference materials will be available at the main branch of the Roseville Library.
- **Institute a measuring program** The Electric Department has begun and will continue to measure electric and magnetic fields along transmission lines, substations and other electrical equipment. In addition, measurements will be made on customers' premises at their request. An EMDEX - a portable device for measuring field strength - has been purchased by the department.
- **Consider EMF when designing distribution systems** The Electric Department will evaluate standards or guidelines for power lines and rights-of-way which may put current practices into policy or amend current practices.

- **Share information with other utilities** The Electric Department will continue to share information with other utilities. Organizations who are involved with EMF issues may assist in this inter-utility communication.

- **Support future EMF research efforts** In accordance with the American Public Power Association's (APPA) (of which Roseville is a member) resolution, the City will support efforts to provide timely, accurate, and complete information on electric and magnetic field effects to electric customers and the general public. Roseville should continue to support APPA, and other organizations involved in EMF research. *(Policy 1)*

2. Development Review Process

(Ongoing)

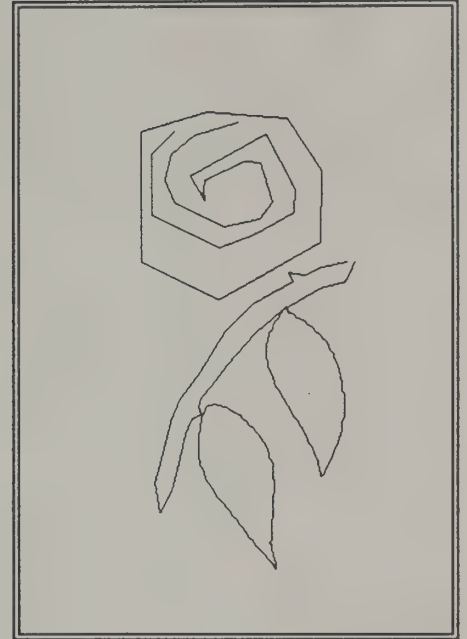
Refer any development proposal located within electric power line easements to the Electric Department and other agencies who may have jurisdiction over such easements. Consider The comments of the Electric Department and other agencies in the development review process. *(Policy 2)*

3. Specific Plans

(Proposed)

Ensure that specific plans are consistent with the goals and policies of the General Plan. Specific plans shall include direction for the treatment and use of areas under and adjacent to major powerline easements. *(Policy 2)*

IX. NOISE ELEMENT



2010

City of Roseville

NOISE

The Noise Element outlines policies and implementation measures to achieve the City's goals of protecting Roseville residents from the harmful and annoying effects of exposure to excessive noise. This element establishes separate acceptable noise level criteria for land uses affected by either fixed noise sources or transportation related noise sources.

The objectives of the noise and land use compatibility criteria are to provide an acceptable community noise environment and to minimize noise related complaints from residents. The compatibility criteria should be used in conjunction with future noise exposure levels to identify projects or activities which may require special treatment to minimize noise exposure.

The State Office of Planning and Research Noise Element Guidelines require that general plans identify and quantify major noise sources by preparing generalized noise contours for current and projected conditions. Significant noise sources include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources. A comprehensive analysis of existing noise sources has been prepared and is contained in a document entitled the Existing Noise Environment. Future noise sources are discussed in the EIR for the General Plan available

through the City of Roseville Planning Department.

It is the overall goal of the Noise Element to protect the health and welfare of the community by promoting community development which is compatible with noise level criteria.

A. SETTING

The most significant noise sources throughout the Roseville area are the major highways and roadways and the Southern Pacific Railroad operations. Noise modeling techniques and noise measurements were used to develop generalized day-night average sound level (L_{dn}) noise contours for these major sources as well as other secondary fixed noise sources in the City of Roseville General Plan area. The L_{dn} contours reflect the average equivalent sound level during a 24 hour day, with additional weight (10 dB) added to sound levels in the night (10:00 pm to 7:00 am) when such sounds can be the most annoying.

Noise modeling techniques use source-specific data including average levels of activity, hours of

operation, seasonal fluctuations, and average levels of noise from source operations. Modeling methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations and industrial plants. Such methods produce reliable results as long as data inputs and assumptions are valid.

The modeling methods used for the General Plan closely follow recommendations made by the State Office of Noise Control, and were supplemented where appropriate by field-measured noise level data to account for local conditions. The noise exposure contours are based upon annual average conditions. Because local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location, the noise contours should not be considered site-specific.

Noise sources within the City of Roseville can be characterized as "transportation related" and "fixed" (non-transportation related). Transportation related noise sources consist of roadway traffic noise and railroad noise. The fixed noise sources include, but are not limited to, industrial facility noise, operations associated with commercial land uses, racetrack operations, and special events such as softball and soccer games.

COMMUNITY NOISE

A noise survey was conducted to document noise exposure in areas of the community containing noise sensitive land uses. For that purpose, noise sensitive land uses in the City of Roseville General Plan area were considered to include residential areas, schools, and hospitals. Noise monitoring sites were selected to be representative of typical conditions in the City.

The community noise survey results indicate that typical noise levels in noise sensitive areas of Roseville are in the range of 45 dB to 68 dB L_{dn} . Noise from traffic on local roadways, railroad line operations, railroad yard operations and neighborhood activities are the controlling factors for background noise levels in the majority of the survey area. Noise from industrial uses were audible during the evening and nighttime hours at residential uses adjacent to some industrial areas.

In general, the most recently developed areas of the City which contain noise sensitive uses are relatively quiet. However, older residential areas located adjacent to I-80 and the railroad yard are exposed to noise levels which would be considered "normally unacceptable".

ROADWAY NOISE

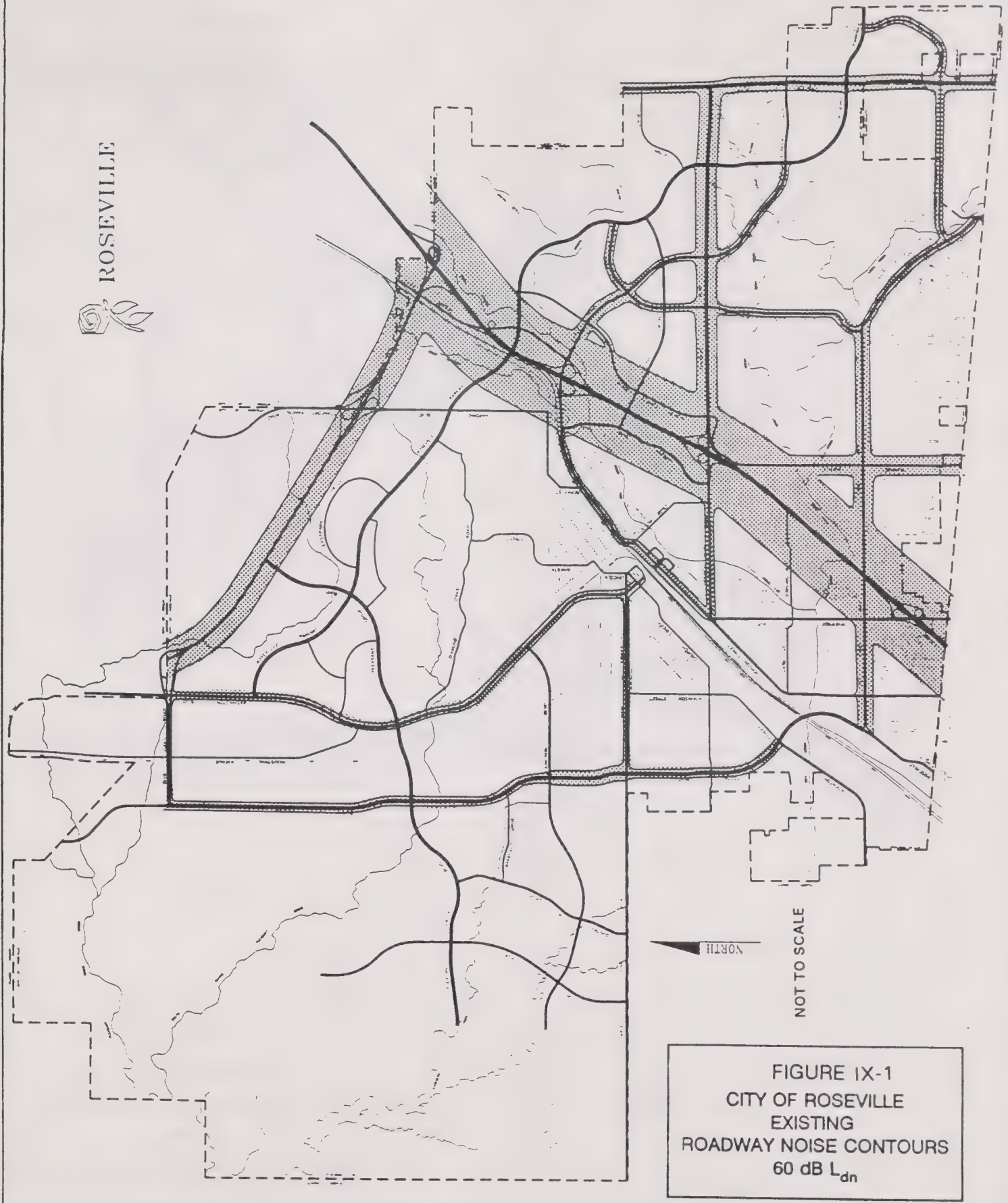
The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop L_{dn} contours for all highways and major roadways in the City of Roseville General Plan Area. The FHWA Model is the analytical method presently favored for traffic noise prediction by most state and local agencies, including Caltrans. Existing road noise contours are generally reflected on Figure IX-1, and future road noise contours on Figure IX-2. Precise mapping of contours are kept on file at the City of Roseville Planning Department. The traffic noise model identified Interstate 80 and Highway 65 as the major roadway noise sources in the City. Noise levels adjacent to some major arterial roadway were also found to exceed 60 dB L_{dn} .

RAILROAD NOISE

Railroad activity in the City of Roseville includes freight and Amtrak operations on the Southern Pacific Transportation Company (SPTCo) tracks, and activity within the SPTCo hump yard. Noise contours associated with railroad operations were developed using noise level measurements and accepted modeling techniques.

Noise levels associated with the hump yard include master and group retarder "squeal", recurring impulsive noises and train pass-bys. The "squeal"

ROSEVILLE



CITY OF ROSEVILLE GENERAL PLAN

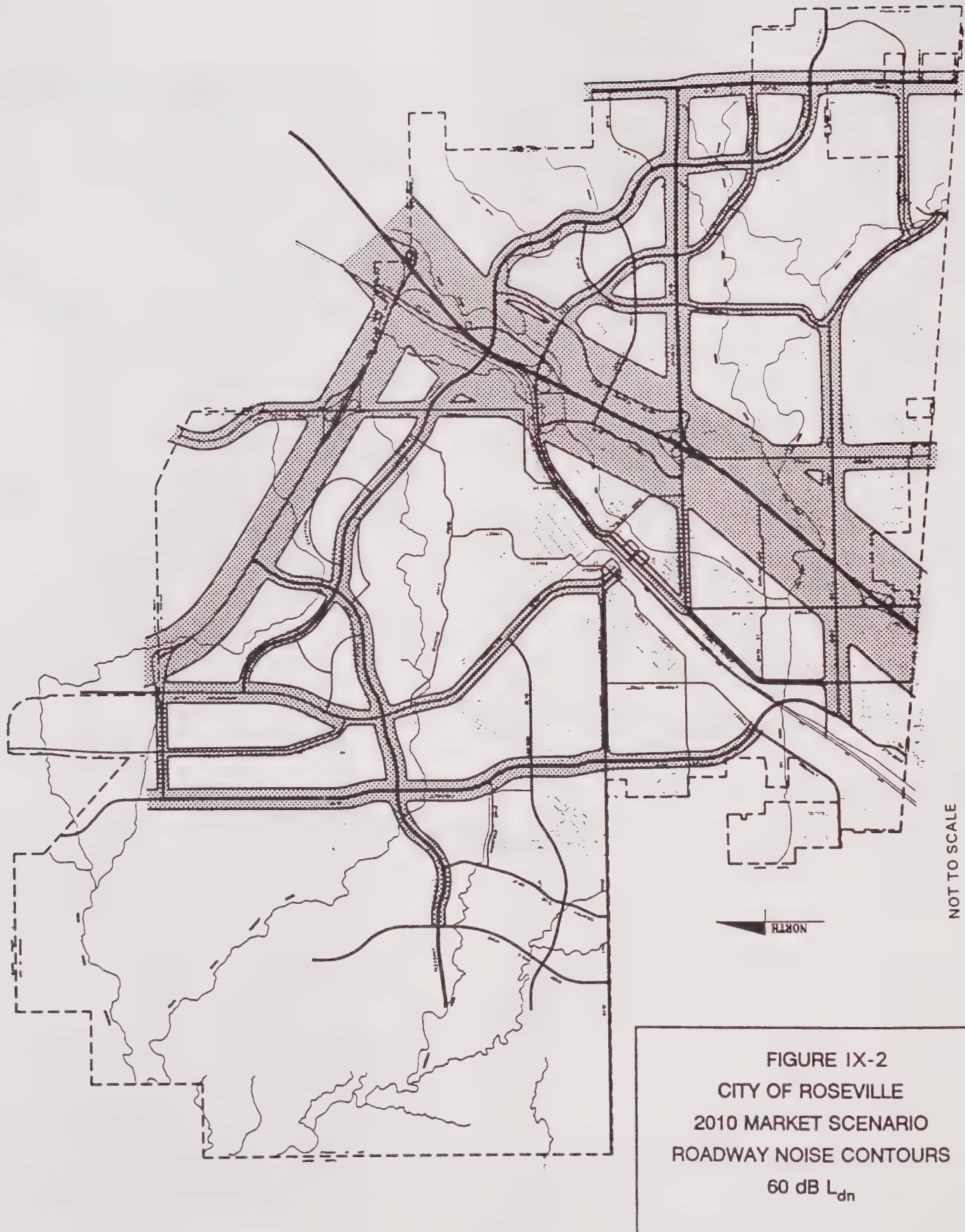
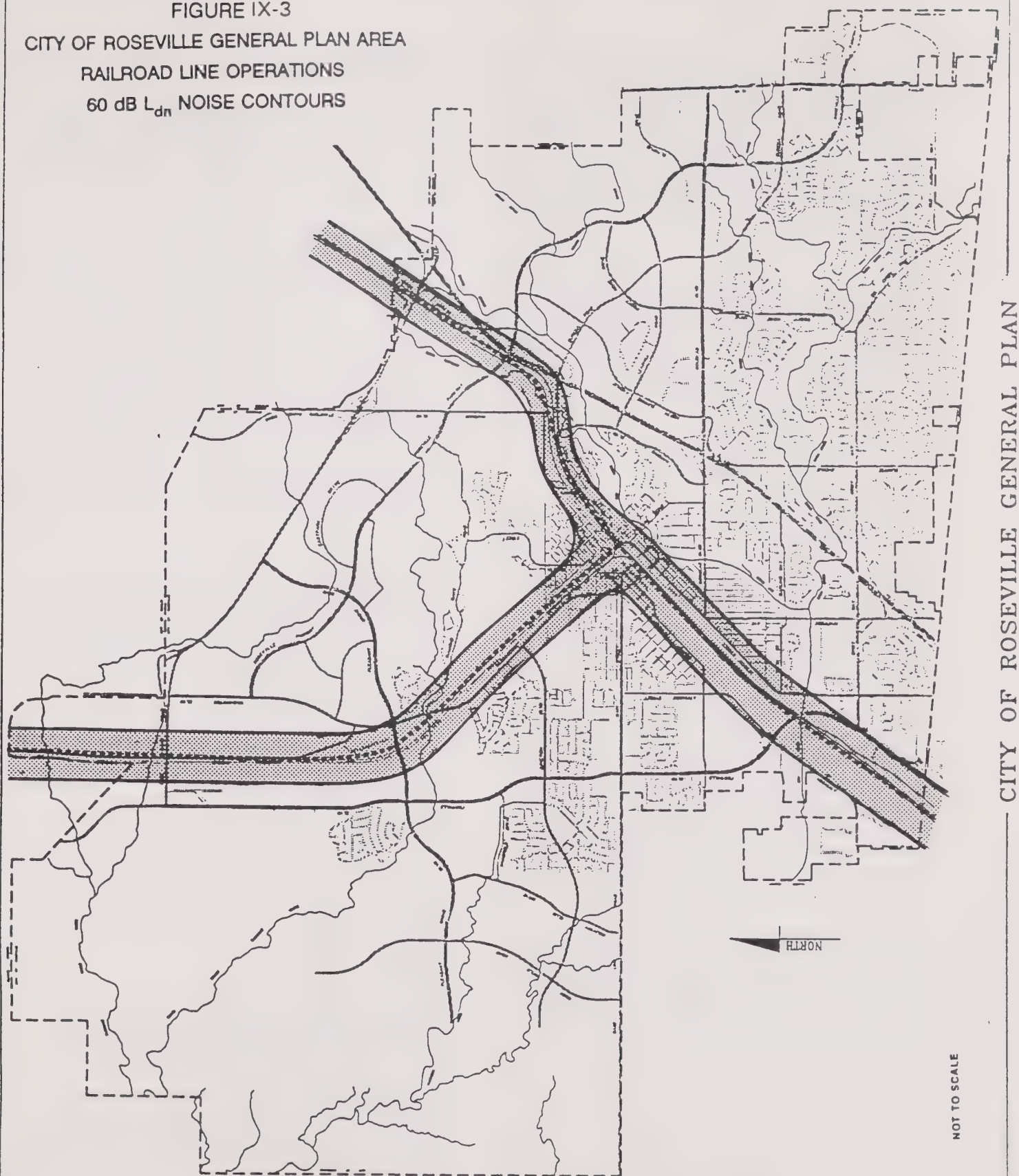


FIGURE IX-3

CITY OF ROSEVILLE GENERAL PLAN AREA

RAILROAD LINE OPERATIONS

60 dB L_{dn} NOISE CONTOURS



CITY OF ROSEVILLE GENERAL PLAN

occurs primarily at the south end of the yard, and is a result of cars passing through retarders on their path to the classification yard after being pushed over the hump. The recurring impulsive noise generally occurs at the north end of the yard, and is a result of freight train cars hitting together. Noise levels associated with railroad line operations are a result of warning horns, at-grade crossing bells, locomotive engine and rail car noise.

Noise contours for the railroad activities are generally reflected on Figure IX-3. According to SPTCo, railroad operations within the Roseville area are not anticipated to change substantially in the future. Therefore, significant modifications to the reflected noise contours are not anticipated.

FIXED NOISE SOURCES

Industrial processes are often recognized as a primary fixed noise source. Significant noise generation can occur even when the best available noise control technology is applied. Noise exposures within industrial facilities are controlled by federal and state employee health and safety regulations (OSHA and Cal-OSHA). Exterior noise levels may, however, exceed locally acceptable standards.

Commercial, recreational and public service facility activities can also produce noise which affects adjacent sensitive land uses. These noise sources can be continuous and may contain tonal components which may be annoying to individuals who live in the nearby vicinity. In addition, noise generation from fixed noise sources may vary based upon climatic conditions, time of day and existing ambient noise levels.

There are numerous fixed noise sources which are dispersed throughout the City. General noise contours for the primary identified existing fixed noise source locations in Roseville are reflected on Figure IX-4.

B. OUTLOOK

As development increases within the City of Roseville and the adjacent communities, additional noise sources are expected to follow and overall noise levels are expected to increase.

To protect residents from excessive noise exposure, noise level standards for transportation related noise sources are identified in this element. For most noise-sensitive land uses, a 60 dB L_{dn} exterior noise level standard is established. In the case of residential uses, the intent of this standard is to provide an acceptable noise environment for outdoor activities. Interior noise level standards for most noise-sensitive land uses are established at 45 dB L_{dn} . In the case of residential uses, the intent of this standard is to provide a suitable environment for indoor communication and sleep. Table IX-1 cites the noise level criteria for transportation related noise sources.

Hourly average noise level (L_{eq}) and maximum noise level standards have also been established and included in the General Plan for new noise-sensitive projects affected by fixed (non-transportation) noise sources. The standards include a penalty for simple tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. Table IX-3 cites the noise level criteria for fixed noise sources.

Based upon the comprehensive noise survey completed within the City, traffic noise along highways and major arterials, and railroad noise from SPTCo activities are, and will continue to be, the primary sources of noise in the community. The City will need to closely review land use and development proposals which are in close proximity to major roadways and railroad facilities for potential impacts associated with noise.

Fixed/industrial noise sources will also contribute to the City's noise environment. Future development of industrial and other significant fixed noise sources in close proximity to noise-sensitive uses, or encroachment of noise-sensitive uses upon existing or planned future fixed noise sources, can cause noise conflicts. Future land use decisions will need to evaluate the potential for noise impacts when noise-sensitive uses and fixed noise sources, such as

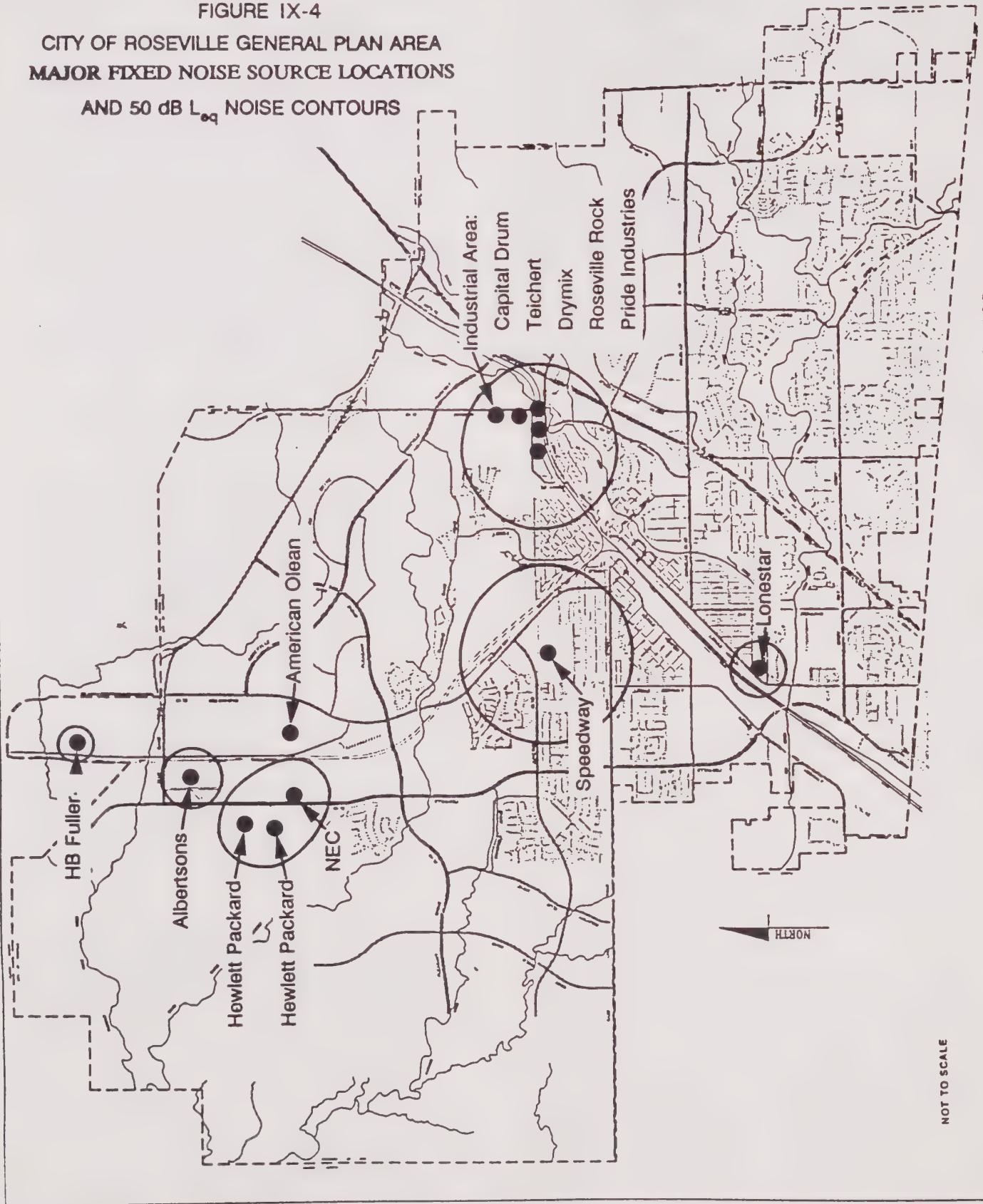
industrial uses, are located within close proximity.

Note: For an explanation of terms used in this element, see the General Plan Glossary.

FIGURE IX-4

CITY OF ROSEVILLE GENERAL PLAN AREA
MAJOR FIXED NOISE SOURCE LOCATIONS

AND 50 dB L_{eq} NOISE CONTOURS



C. GOALS AND POLICIES

GOALS: NOISE ELEMENT

- Goal 1* Protect City residents from the harmful and annoying effects of exposure to excessive noise.
- Goal 2* Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.
-

Policies:	Noise - Transportation Noise Sources	Implementation Measures
-----------	--------------------------------------	-------------------------

- | | | |
|----|--|--|
| 1. | Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table IX-1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table IX-1. | <ul style="list-style-type: none">- <i>Maximum Allowable Noise Exposure for Transportation Sources</i>- <i>Development Review Process</i>- <i>Noise Level Contour Maps</i>- <i>Noise Ordinance</i>- <i>California Vehicle Code</i> |
| 2. | Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table IX-1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses. | <ul style="list-style-type: none">- <i>Maximum Allowable Noise Exposure for Transportation Sources</i>- <i>Development Review Process</i>- <i>Noise Level Contour Maps</i>- <i>Noise Ordinance</i>- <i>California Vehicle Code</i> |
| 3. | Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table IX-1. However, noise from these projects may be allowed to exceed the standards contained in Table IX-1, if the City Council finds that there are special overriding circumstances. | <ul style="list-style-type: none">- <i>Maximum Allowable Noise Exposure for Transportation Sources</i>- <i>Development Review Process</i>- <i>Noise Level Contour Maps</i>- <i>Noise Ordinance</i> |

- | | | |
|----|--|---|
| 4. | <p>Require an acoustical analysis where:</p> <ul style="list-style-type: none"> a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table IX-1; b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table IX-1 at existing or planned noise-sensitive uses. <p>An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.</p> | <ul style="list-style-type: none"> - <i>Maximum Allowable Noise Exposure for Transportation Sources</i> - <i>Development Review Process</i> - <i>Requirements for an Acoustical Analysis</i> |
| 5. | <p>Work in cooperation with Caltrans and the Southern Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table IX-1.</p> | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Interagency Cooperation</i> |

Policies:	Noise - Fixed Noise Sources	<i>Implementation Measures</i>
------------------	------------------------------------	---------------------------------------

- | | | |
|----|--|--|
| 6. | <p>Allow the development of new noise-sensitive uses (which include, but are not limited to residential, schools and hospitals) only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table IX-3. Noise mitigation may be required to meet Table IX-3 performance standards.</p> | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>Noise Level Performance Standards</i> |
| 7. | <p>Require proposed fixed noise sources adjacent to noise-sensitive uses to be mitigated so as not to exceed the noise level performance standards of Table IX-3.</p> | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Noise Level Contour Maps</i> - <i>Noise Ordinance</i> - <i>Noise Level Performance Standards</i> |

- | | |
|--|--|
| <p>8. Require an acoustical analysis where:
Noise-sensitive land uses are proposed in areas where
existing or anticipated future fixed noise sources may</p> | <ul style="list-style-type: none"> - Development Review Process - Requirements for an Acoustical Analysis - Noise Level Performance Standards |
|--|--|

- a. Proposed non-residential or other fixed noise sources are likely to produce noise levels exceeding the performance standards of Table IX-3 at existing or planned noise-sensitive uses.

An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered during project design.

Policies:	Noise-General	<i>Implementation Measures</i>
------------------	----------------------	---------------------------------------

- | | | |
|-----------|---|---|
| <p>9.</p> | <p>Where noise mitigation measures are required to achieve the standards of Tables IX-1 and IX-3, the emphasis of such measures should be placed upon site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, landscaping and building construction practices. The use of noise barriers, such as soundwalls, should be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.</p> | <ul style="list-style-type: none"> - <i>Development Review Process</i> |
|-----------|---|---|

- | | | |
|------------|---|---|
| <p>10.</p> | <p>Regulate construction related noise to reduce impacts on adjacent uses consistent with the City's Noise Ordinance.</p> | <ul style="list-style-type: none"> - <i>Development Review Process</i> - <i>Noise Ordinance</i> - <i>California Vehicle Code</i> |
|------------|---|---|

D. IMPLEMENTATION MEASURES

1. Maximum Allowable Noise Exposure For Transportation Sources

(Proposed)

The City shall use the noise level standards contained in Table IX-1 for reviewing new development of noise-sensitive uses exposed to transportation noise sources.

These standards are also to be used for evaluating new proposed transportation noise sources, and the impacts from the noise sources, upon nearby noise-sensitive uses.

Where a noise-sensitive land use is proposed near an existing or future transportation noise source such as a highway, airport or railway line, noise measurements will be performed to determine whether existing and/or future noise levels due to that source will exceed the standards of Table IX-1 at the outdoor activity areas of the proposed use. Similarly, where a highway, airport, railroad line or other transportation noise source is proposed near existing or future noise-sensitive uses, a noise analysis will be prepared to ensure that the noise produced by that source will not exceed the standards of Table IX-1 at the outdoor activity areas of noise-sensitive uses. *(Policies 1, 2, 3 and 4)*

2. Development Review Process

(Ongoing)

Continue the City's existing development review process in accordance with the requirements contained in such documents as the Noise Ordinance, Zoning Ordinance, Uniform Building Code (including Chapter 35), State Noise Insulation Standards (Title 24), Community Design Guidelines, the specific plans and their design guidelines, the California Environmental Quality Act and other statutes.

Acoustical analysis, where required, shall be included in the environmental review for projects.

Such analysis shall include identification of noise impacts and potential mitigation measures. Where feasible, mitigation should focus on site planning and project design solutions rather than the creation of noise barriers. All analyses shall include an assessment of potential construction noise impacts.

Develop and employ procedures to ensure that the adopted noise mitigation measures identified pursuant to acoustical analyses are implemented in the project and building permit processes. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures have been required. *(Policies 1 through 10)*

3. Noise Level Contour Maps

(Proposed)

To generally evaluate the potential for noise conflicts associated with new developments and projects, refer to the official Roseville Noise Level Contour Maps maintained by the Planning Department. Noise level contours have been prepared for existing and future fixed noise sources and for existing and future transportation related noise sources within the City of Roseville. Reduced versions of these maps have been included as Figures IX-1 through IX-4 of this element.

The contour maps show generalized locations of the noise contours associated with the various noise sources. The contour maps can be used as a tool for evaluating the potential for a proposed noise-sensitive land use to be exposed to noise levels which may exceed the City of Roseville Noise Element standards. Because local topography, vegetation or intervening structures may significantly affect noise exposures at a particular location, the noise contours should be considered generalized and not site-specific. *(Policies 1, 2, 3, 6 and 7)*

4. Noise Ordinance

(Proposed)

The City should, prior to January 1, 1994, evaluate and update the existing City Noise Ordinance to ensure compliance with the goals, policies and

standards contained in this element. *(Policies 1,2,3,6,7 and 10)*

5. California Vehicle Code

(Existing)

Continue to enforce the California Vehicle Code sections relating to adequate mufflers and modified exhaust systems. *(Policies 1, 2 and 10)*

6. Requirements for an Acoustical Analysis

(Proposed)

Require that all acoustical analyses utilize a consistent format and be prepared in accordance with Table IX-2. *(Policies 4 and 8)*

7. Interagency Cooperation

(Ongoing)

Work in cooperation with Caltrans and the Southern Pacific Transportation Company to explore mitigation solutions for noise impacts resulting from existing and proposed highway and railroad facilities. Efforts should focus not only on impacts to new development projects, but also on pursuing solutions to reduce impacts on existing development exposed to "unacceptable" noise levels. *(Policy 5)*

8. Noise Level Performance Standards

(Proposed)

The City shall use the Noise Level Performance Standards contained in Table IX-3 for reviewing new development of noise-sensitive uses exposed to fixed noise sources. These standards are also to be used for evaluating potential impacts of proposed new fixed noise sources upon nearby noise-sensitive uses.

Where a noise sensitive land use is proposed near a fixed noise source such as an industrial facility, noise measurements will be performed to determine whether existing and/or future noise levels due to that source will exceed the standards of Table IX-3

within the property line of the proposed use. Similarly, where a fixed noise-producing use such as an industrial facility is proposed near an existing or future noise sensitive use, a noise analysis will be prepared to ensure that the noise produced by that use will not exceed the standards of Table IX-3 within the property line of the noise sensitive use. *(Policies 6, 7 and 8)*

TABLE IX-1
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	$L_{dn}/CNEL$, dB	$L_{dn}/CNEL$, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	65	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

- ¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwellings, and the patios or common areas where people generally congregate for multi-family developments.
- Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.
- Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
- ² As determined for a typical worst-case hour during periods of use.
- ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB $L_{dn}/CNEL$ or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB $L_{dn}/CNEL$ may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
- Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

TABLE IX-2

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:

- A. Be the responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table IX-3, and compare those levels to the adopted policies of the Noise Element. Noise prediction methodology must be consistent with the methods identified in the document entitled Existing Noise Environment (See Appendix).
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program which could be used to monitor the effectiveness of the proposed mitigation measures.

TABLE IX-3

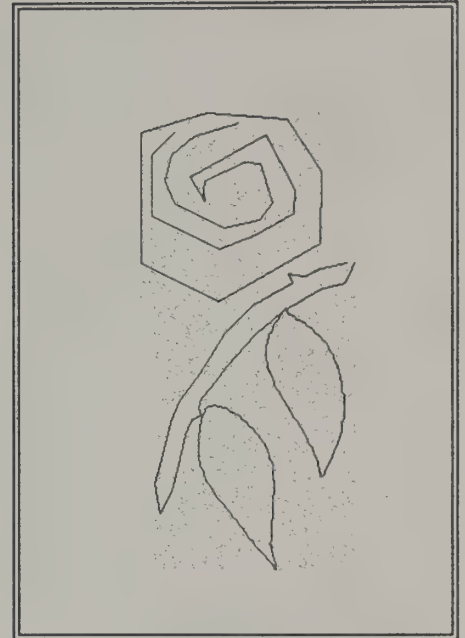
**PERFORMANCE STANDARDS
FOR NON-TRANSPORTATION NOISE SOURCES
OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES
(As Measured at the Property Line of Noise Sensitive Uses)**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying, and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

X. HOUSING ELEMENT



2 0 1 0

City of Roseville

HOUSING

Summary of Housing Element
Summary of Population and Housing Characteristics
City-Wide Housing Goals
Affordable Housing
Special Housing Needs
Residential Land Inventory
Constraints to Housing Production
Residential Energy Conservation
Equal Housing Opportunity
Monitoring Program
Schedule of Programs

The purpose of a housing element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community. Roseville's Housing Element is more than just a plan to meet its short-term housing needs; it is a proactive document comprised of a set of guidelines for the long-term development of housing in the City.

State law requires that a city's housing element be consistent with the remainder of its general plan. The goals and policies of the Housing Element have been reviewed and were found to be generally consistent with the other elements of the Roseville General Plan.

In accordance with Government Code (GC) Section 65583, the City of Roseville's Housing Element includes updated technical data (e.g., population, housing, growth rates and income levels), an evaluation of existing policies and implementation

measures, and descriptions of new programs which were designed to effectively implement the element.

Population and employment growth are expected to rise dramatically in the South Placer area, particularly in the City of Roseville. The encouragement of industrial expansion in the City's North Industrial area, along with commercial/retail and office development in the specific plan areas, have and will continue to increase employment opportunities in Roseville. The magnitude of this growth will depend on variables including, but not limited to, state and county economic growth rates, interest rates, employment levels, the national investment climate, and the desirability of Roseville as a place to locate for prospective businesses and residents.

One of the major affordable housing challenges the City will face over the next twenty years is the issue of the mismatch between housing costs and income

levels. Traditionally, housing costs throughout California have risen at a rate greater than household income. What was once an issue of providing adequate housing for very low- and low- income families has grown into an issue of providing housing opportunities for middle-income families as well.

The Housing Element's technical information was previously updated in 1991 in compliance with terms set forth in the State's Government Code. The time frame of the element is limited by GC §65588 to a five-year period, specifically from 1991 through 1996. Therefore, the element's integration into the 1992 General Plan retains the goals and policies which will satisfy anticipated needs for the duration of this five-year period. The main differences between the 1991 and 1992 version of the element are primarily of format and not of policy.

Future housing needs were derived from projections provided by the 1990 Regional Housing Needs Allocation Plan (RHNAP) which is published by the Sacramento Area Council of Governments (SACOG). The Government Code requires cities to use the growth rate contained in the RHNAP. The plan projects an average annual growth rate of 5.28 percent which leads to a projected 1996 population total of 53,110 for the City of Roseville.

Some of the base assumptions utilized in this element include:

- The City has established a 10% affordable housing goal which is less than the identified affordable housing need; the goal is based on existing and projected fiscal and political realities rather than a need which cannot be achieved.
- The provision of units for new households will not alter the need to maintain a 5% vacancy rate for both owner-occupied and rental units.
- The wage levels associated with a majority of jobs created during the next five years will not permit the purchase of a typical single-family detached unit in Roseville, unless a second wage earner contributes to total household income.

- There is a regional goal to reduce commute traffic within the region by providing adequate housing in close proximity to jobs; this may be achieved, in part, by matching housing affordability to wage levels.
- Of existing Roseville residents, only those very low- and low-income renters allocating in excess of 30% of their income for rent have a current unmet housing need.
- The 10% affordable housing goal will be used to provide rental housing which is affordable to very low- and low-income households and purchase housing which is affordable to middle-income buyers.
- The State of California prefers to combine middle- and moderate-income levels into the moderate-income category. The City of Roseville considers 80 to 120 percent of median income too broad a range when dealing with housing affordability, and has chosen to keep the two income levels separate.
- It should be noted that a few of the figures and the demographics utilized in preparation of this element are not entirely consistent with other General Plan elements, but are those mandated by the California Department of Housing and Community Development.
- Subsidy requirements are stated in 1991 real dollars.

The success of the Housing Element in attaining its goal of ensuring housing for all economic segments of the community will be measured through its ability to:

- Promote equal housing opportunities for all individuals;
- Provide adequate affordable housing for City residents;
- Promote public-private cooperation in the provision of affordable housing;

- Minimize governmental and non-governmental constraints to housing production;
- Incorporate energy conservation into residential development; and
- Implement an effective housing monitoring program.

A brief description of each component found within the Housing Element is included in the "Summary of the Housing Element" found on page X-4. In addition, a summary of Roseville's population and housing characteristics is located on pages X-5 through X-6.

The components of the Housing Element serve to reinforce the following overall principles:

- **Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase and rental units which are affordable to all income groups.**
- **The City will strive to guarantee housing affordability over time through the adoption of policies and implementation measures as detailed in this element.**
- **The City's policy to provide affordable housing for all income groups is a social objective and, as such, it is the responsibility of all segments of the Roseville community to actively work together to achieve the goal. The City of Roseville, its development community and business/manufacturing community should jointly work together to ensure the success of an affordable housing program.**

SUMMARY OF THE HOUSING ELEMENT

- *City-Wide Housing Goals* introduces the housing situation in the Roseville region and identifies overall goals and quantified objectives for the Housing Element. Included are general discussions on Roseville's regional fair share, funding, affordable housing goal, current housing stock and needs.
- *Affordable Housing* details Roseville's 10% affordable housing goal and the participants in meeting that goal. Included are the City's housing assistance needs, subsidies, state, federal and local programs, projected funding and implementation measures.
- *Special Housing Needs* discusses the special needs of the elderly, disabled, large families, female heads of household, farmworkers, the homeless and others in need of emergency shelter. Included is an assessment of the City's ability to meet the special housing needs of these groups, and identification of implementation measures and programs.
- *Residential Land Inventory* assesses the City's residential land uses and their ability to supply housing for all income level households in the community.
- *Constraints to Housing Production* addresses the governmental and non-governmental constraints to the development of affordable housing. Policies and programs are identified which may reduce constraints.
- *Residential Energy Conservation* discusses the importance of energy conservation issues in development of a comprehensive housing plan.
- *Equal Housing Opportunity* lists Roseville's programs in relation to this issue.
- *Monitoring Program* indicates the measures the City will utilize in updating the needs and gauging the success of its housing programs. Included are a biennial employer survey, annual housing price/rental rates survey, annual affordable housing performance analysis, annual housing needs report and annual specific plan area monitoring report.
- *Schedule of Programs* summarizes the state, federal and local programs available to Roseville to help meet its housing needs.
- *Housing Element Appendix* includes: a summary of the public participation mechanisms utilized in the development of the Housing Element, and the state mandated review of the previous Housing Element. Also included are subsidy and density bonus calculations. (The Housing Element Appendix is included within the overall General Plan Appendix at the end of the document).

SUMMARY OF POPULATION AND HOUSING CHARACTERISTICS

<i>Present Population</i>	46,900 residents ¹
<i>Present Number of Households</i>	15,814 households ²
<i>Persons per Household</i>	2.54 persons per household ³
<i>Projected Population</i>	By July 1996, population is projected to increase to 53,110 ²
<i>Projected Households</i>	By July 1996, households are projected to increase to 20,992 ²
<i>Household Income</i>	\$39,700 is the median household income for a family of four in the Sacramento Metropolitan Statistical Area (SMSA). ⁴ For further detail among various family sizes and income groups, refer to Table X-1.
<i>Employment</i>	19,563 employed within the Roseville City limits. ⁵
<i>Projected Employment</i>	Employment growth will occur primarily in the retail trade sector. Construction and manufacturing will also continue to experience significant growth. Additionally, manufacturing (primarily electronics) is expected to provide nearly one out of every four jobs in Placer County until 1992. ⁵
<i>Projected Housing Need</i>	Between January 1989 and July 1996, identified housing need is projected at 7,038 additional units (1,006 units per year through 1996). Distribution of units by type and income is shown in Table X-2.
<i>Income Distribution</i>	Existing and projected household growth by income is shown in Table X-3.

<i>Regional Fair Share</i>	<p>The Regional Housing Needs Allocation Plan (RH NAP), adopted by SACOG in June 1990, indicates that, for Roseville to assume its fair share of the region’s housing needs, distribution of new housing should be targeted to the income groups as follows:</p> <p>Very Low Income -25.1 % Low Income -16.8 % Middle Income -10.8 % Moderate Income -10.8 % Above Moderate -36.5 %</p>
<i>Residential Units</i>	17,687 units ⁶
<i>Owner-Occupied Units</i>	11,408 (64.5 % of total units) ⁷
<i>Renter-Occupied Units</i>	6,279 (35.5 % of total units) ⁷
<i>Vacancy Rate</i>	5.88 percent overall ³
<i>Housing Stock by Unit Type</i>	<p>Single-Family Detached 12,558 (71 % of total units) Single-Family Attached 1,238 (7 % of total units)</p> <p>Multi-Family Units 3,537 (20 % of total units)</p> <p>Mobile Homes 354 (2 % of total units)</p>
<i>Median Purchase Price</i>	<p>\$175,000 (New)⁸</p> <p>\$135,000 (Resale)</p>
<i>Purchase Price Range</i>	<p>\$89,000-\$481,000 (New)⁸</p> <p>\$43,000-\$410,000 (Resale)</p>
<i>Multi-Family Rents</i>	See Table X-4.

NOTE: Endnotes can be found on page X-58.

TABLE X-1

**MEDIAN HOUSEHOLD INCOME BY FAMILY SIZE FOR THE SACRAMENTO STANDARD METROPOLITAN
STATISTICAL AREA (SMSA includes Sacramento, Placer, Yolo and El Dorado Counties as of June 1991)**

Family Size	Very Low Income Less than 50% of Median	Low Income 50%-80% of Median	Middle Income 80-100% of Median	Moderate Income 100-120% of Median	Above Moderate Income 120%+ of Median
1	\$13,900	\$22,250	\$27,800	\$33,360	\$33,360
2	15,900	25,400	31,800	38,160	38,160
3	17,850	28,600	35,700	42,840	42,840
4	19,850	31,750	39,700	47,640	47,640
5	21,450	34,300	42,900	51,480	51,480
6	23,050	36,850	46,100	55,320	55,320

Source: U.S. Dept. of Housing & Urban Development

TABLE X-2

**DISTRIBUTION OF HOUSING NEED BY UNIT TYPE
AND INCOME GROUPING**
(Units needed from 1989-1996)

	Single-Family Units		Multi-Family Units		
	Ownership	Rental	Ownership	Rental	Total
Very Low Income	0	0	0	1,734	1,734
Low Income	0	446	298	446	1,190
Middle Income	184	184	184	183	735
Moderate Income	184	184	184	184	736
Above Moderate	1,453	330	530	330	2,643
Total	1,821	1,144	1,196	2,877	7,038

Source: Estimate by Roseville Housing and Redevelopment Division

TABLE X-3

**EXISTING AND PROJECTED HOUSEHOLD GROWTH
BY INCOME GROUP**

	Total	Very Low	Low	Middle	Moderate	Above Moderate
Existing 1989 Households	14,268	3,613	2,381	1,566	1,567	5,141
New Households Formed 1989-1996	6,724	1,657	1,137	702	703	2,525
Total Percentage	20,992 100%	5,270 25.1%	3,518 16.8%	2,268 10.8%	2,270 10.8%	7,666 36.5%

Source: Regional Housing Needs Allocation Plan, SACOG, June 1990

TABLE X-4

MULTI-FAMILY RENTAL RATES

Apt. Size	Household Size	Market Rents	Affordable Rents		
			Very Low	Low	Middle
1 Bedroom	1.5 Persons	\$496	\$352	\$563	\$821
2 Bedroom	3 Persons	600	421	675	984
3 Bedroom	4.5 Persons	736	493	774	1,129

Sources: California Department of Finance; U.S. Bureau of the Census; 1992 Neighbors Publication

CITY-WIDE HOUSING GOALS

A. SETTING

This component provides a brief summary of the primary housing situation and issues facing Roseville, and identifies overall goals and quantified objectives to guide the Housing Element. Many of the issues discussed in this section are implemented and addressed in more detail in other components of the Housing Element.

To address the regional problem of inadequate affordable housing, the 1990 Regional Housing Needs Allocation Plan (RH NAP) is used. The current plan, adopted by the Sacramento Area Council of Governments (SACOG), allocates to each local jurisdiction its fair share requirement for meeting the area's housing needs in all income categories. Factors which affect a locality's fair share include its current housing supply, existing vacancy trends, and its average annual growth rate.

REGIONAL FAIR SHARE

The current RH NAP, adopted by SACOG in June 1990, indicates that for Roseville to help meet the region's housing needs (based on a 5.28% average annual growth rate) its regional fair share requirement for all income categories by 1996 is 7,038 additional units.

The RH NAP also specifies that the fair share distribution of new housing through 1996 should be allocated to each income group as follows:

Very Low Income	25.1%
Low Income	16.8%
Middle Income	10.8%
Moderate Income	10.8%
Above Moderate	36.5%

Due to Roseville's expected population increase to 53,110 residents by 1996, the City's affordable housing need, including low-income and very low-income housing, is estimated at 2,924 units; this represents 41.9 percent of the City's total regional fair share of units for all income categories. As previously shown, Table X-2 outlines the complete

distribution of housing need, by income group and unit type, of existing and projected households for Roseville between 1991 and 1996.

COSTS OF PROVIDING THE CITY'S REGIONAL FAIR SHARE

The cost of subsidizing the City's projected need of 2,924 new affordable units is estimated at \$71,986,823. This figure would allow the newly constructed units to be made affordable to very low- or low-income households. The Affordable Housing Component of this Element addresses the subsidy requirements to meet projected housing needs in greater detail.

SUBSIDIES AVAILABLE FOR FUNDING THE CITY'S REGIONAL FAIR SHARE

With an aggressive affordable housing program, the City projects that it can obtain \$18,854,791 in housing subsidies from existing state, federal and local programs through 1996. This figure represents 26% of the total amount necessary to achieve affordability of the 2,924 units projected to be needed. A description of the available programs and subsidy calculations are found in Table X-9 (Affordable Housing Component) of this Element and also within the Housing Element Appendix of the General Plan.

QUANTIFIED OBJECTIVE

Government Code Section 65583 requires all cities to provide a quantified objective which sets a maximum number of housing units which can be constructed, rehabilitated, and conserved over a five-year period. The quantified objective for the Roseville Housing Element by income category and type are shown in detail on page X-18.

A portion of the units contained in Roseville's quantified objective will be set aside to help meet the City's affordable housing need. Ten percent of the City's regional fair share are designated as affordable

units and comprise the City's affordable housing goal.

10% AFFORDABLE HOUSING GOAL

The City has chosen a 10% affordable housing goal (AHG) recognizing that such a goal is less than the City's identified housing need. The subsidies required to meet the City's affordable housing need exceed the amount of funding the City can expect to capture through 1996 by \$53,132,032. Unless the funding for existing federal, state and local programs is significantly expanded, and new housing programs are established, it will not be possible for the City to meet its total affordable housing needs. The 10% affordable housing goal has been adopted due to the existing and projected fiscal/political realities, rather than on expectations which, given foreseeable realities, cannot be met.

Based on the projected need for 7,038 total units between 1991 and 1996, the 10% affordable housing goal specifies the need for 704 affordable housing units for very low-, low-, and middle-income households. This figure represents 24% of the total projected affordable housing need of 2,924 units. Further discussion of the 10% AHG is included in the Affordable Housing Component of this element.

CURRENT HOUSING STOCK

In 1985, the City conducted a survey of Roseville's six oldest neighborhoods to determine the condition of existing housing stock. Of the 1,937 total units in the six neighborhoods, a total of 494 units, or 26% of total units, were in need of repair. The survey showed that 250 of these units were in need of only minor repairs, 164 units needed moderate repair, and eighty units were found to require major rehabilitation.

A few of those units in need of major repair have deteriorated to irreparable condition. As a percentage of Roseville's total housing stock, this number is so low, that families who are displaced due to the loss of these structures should be able to find alternative housing as a result of the City's 5.88 percent vacancy rate.

The survey also showed that 203 units or 41 percent

in need of repair were occupied by renters; and 400 units or 81 percent of the identified units were occupied by very low- and low-income households.

CURRENT HOUSING NEED

As of January 1989, 5,221 housing units (34% of total stock) were affordable to very low- and low-income households; 773 of these units were unaffordable to very low- and low-income renters without financial assistance.

B. OUTLOOK

The 10% affordable housing goal, along with implementation of other local programs, will help facilitate the City's efforts to provide affordable housing to all residents of the Roseville community. Subsidies for new construction, as well as programs and community efforts which promote the maintenance of existing stock, are expected to meet Roseville's City-wide housing goal through 1996.

NEW CONSTRUCTION

The maximum total number of new housing units which can potentially be built in the City through 1996 is determined by multiplying the amount of vacant residential land by the number of housing units per acre which can be built on the land according to current land use designations. The resulting figure of 9,813 units reflects the total units which can be constructed over the period of the Housing Element as a result of land use allocations, and is not a projection of market demand. This amount is then adjusted to reflect the extent to which land is being developed at maximum allowable densities based on current market trends.

The City determined that the percentage of residential units that are being built in Roseville as compared with the number which could be built in accordance with land use designations, as shown in Table X-5, is presently 93% (detailed calculations are given in the Residential Land Inventory Component). As a result, it is anticipated that, given the 10,552 potential dwelling units which could be built, the City's quantified objective for newly constructed units is

9,813. This objective satisfies Roseville's RHNAP allocated fair share for newly constructed units by 2,275 units.

ASSISTED UNITS

Assisted units, which are bound as a result of receiving governmental financial assistance to remain affordable to low- or very-low income households, are eligible to terminate the restrictions once the contract period has expired. The City's quantified objectives include maintaining the affordability of assisted complexes if the owner decides to convert the units to market rate rentals. There are 136 units in the City of Roseville which are eligible to terminate their restrictions in the next ten years. The complete list of assisted unit developments eligible to terminate is presented in Table X-6 and discussed in the Affordable Housing Component of this element.

REHABILITATION

Over the past five years, the City has financed the rehabilitation of approximately 10 houses per year. Given current financing and programs, it is reasonable to assume that this trend will continue, and that the City can expect to rehabilitate 50 housing units from 1991 to 1996.

The majority of single-family housing rehabilitation is privately financed by the owner. The City's Building Division indicates that of the 360 remodel permits issued per year, not more than 25 percent are for rehabilitation of units in poor condition. The City conservatively estimates that the private sector will rehabilitate 150-200 homes prior to 1996.

UNIT CONSERVATION

Roseville will help to maintain housing affordability through the use of various programs, aimed at reducing rents or preventing the units from being converted to uses other than affordable housing. The City will help conserve housing affordability for a projected 1,340 housing units over the next five years through a number of programs including:

- The City's Condominium Conversion Ordinance will prevent an estimated 10

rental units per year (50 over 5 years) from being converted to less affordable condominiums.

- By offering free weatherizing services for low-income households, the non-profit organization Project Go helped reduce monthly energy costs for 1,700 homes in Roseville between 1985 and 1990. Due to financial constraints the organizations activities are estimated to slow, but they are still expected to assist an additional 1,000 homes over the next five years.
- Roseville currently has available 291 Section 8 vouchers or certificates to renters in the area. This Section 8 assistance helps maintain housing affordability.

Specific sites, which have been designated for affordable housing development within the specific plan areas are listed by parcel number in Table X-7. These sites show a more than sufficient supply of land to meet the regional fair share requirement for total housing needs.

Since there is sufficient land currently zoned for high density residential development which will meet the housing needs for households in all income groups, the City's quantified housing objectives are found to be consistent with Roseville's growth management plan as specified in the Growth Management Component of the Land Use Element. The growth management plan is discussed further in the Constraints to Development Component of this element.

TABLE X-5

A. TOTAL UNDEVELOPED AND POTENTIAL DWELLING UNITS

Land Use Category	Density (units/acre)	Vacant Acres	Dwelling Units		
			Undeveloped ¹	Potential ²	Total
1	<R5	1,122	1,837	3,393	5,230
2	R5.1-R7	320	173	1,638	1,811
3	R7.1-R10	230	1,164	1,072	2,236
4	R10.1-R15	86	653	351	1,004
5	>R15.1	249	1,004	4,098	5,102
Totals		2,007	4,831	10,522	15,383

B. DETAILED BREAKDOWN OF LAND USE WITHIN CATEGORY 5 WITH DENSITIES GREATER THAN R-20

Density (units/acre)	Acres	Dwelling Units		
		Undeveloped ¹	Potential ²	Total
R-20	33.80	0	676	676
R-20.2	3.56	0	72	72
R-20.3	25.32	0	514	514
R-20.4	4.50	0	92	92
R-20.5	32.34	0	663	663
R-20.6	13.25	0	273	273
R-21.3	18.02	80	304	384
R-24.2	34.38	0	832	832
R-24.5	4.28	0	105	105
Totals	169.45	80	3,531	3,611

Source: Roseville Housing and Redevelopment Division

1. Units approved for development but not yet constructed.

2. Units with adopted land use, but not yet approved for development.

TABLE X-6

ASSISTED HOUSING DEVELOPMENTS ELIGIBLE TO TERMINATE AFFORDABILITY RESTRICTIONS IN THE NEXT 10 YEARS

Complex Name and Address	Total Units	Elderly Units	Earliest Termination	Program
Federally Assisted				
Santa Clara Terrace 1605 Santa Clara	72	0	6/27/93	FHA Sec. 236
Roseville Gardens 1606 Kent	64	0	7/12/93	FHA Sec. 236
Locally Assisted				
Monarch Apts 1010 Madden	23	0	11/99	Density Bonus
Park Roseville 275 Folsom	32	32	8/97	Density Bonus
Sunrise Villa 707 Sunrise	70	70	11/97	Density Bonus
Sierra Regency 1141 Cirby	16	16	6/98	Density Bonus
Total	277	118		

Source: Roseville Housing and Redevelopment Division

TABLE X-7
SPECIFIC PLAN PARCELS WITH AFFORDABLE HOUSING GOAL
REQUIREMENTS

A. North Central Roseville Specific Plan

Parcel Number	Land Use	Affordable Units	Total Units
1	R-5.0	18	345
2	5.0	6	120
3	6.0	12	157
8	6.0	6	80
9	6.0	2	38
10	4.0	2	20
11	6.0	2	20
12	4.0	17	165
13	5.0	9	90
14	6.0	10	120
15	6.0	13	154
20	24.2	88	832
21	21.3	30	304
22	20.3	34	340
23	20.4	9	92
24	20.5	34	343
25	20.5	32	320
26	20.6	22	223
27	20.3	17	174
28	20.2	72	72
29	20.6	5	50

Total Dwelling Units in SPA	4,359
Total 10% Affordable Housing Goal	436
Total Affordable Units Required	440

B. Northwest Roseville Specific Plan

Parcel Number	Land Use	Affordable Units	Total Units
1	R-4.2	20	272
2	7.0	33	181
4	4.0	55	402
32	7.0	118	203
17	9.3	90	90
55	20.0	48	246
89	18.0	53	314
90	18.0	16	100
91	20.0	20	121

Total Dwelling Units in SPA	5,183
Total 10% Affordable Housing Goal	518
Total Affordable Units Required	573

C. Northeast Roseville Specific Plan

Parcel Number	Land Use	Affordable Units	Total Units
1	R-5.5	36	357
3	9.0	33	330
4	10.0	47	465
5	9.0	18	180
21	12.0	47	468

Total Dwelling Units in SPA	1,800
Total 10% Affordable Housing Goal	180
Total Affordable Units Required	181

D. Southeast Roseville Specific Plan

Parcel Number	Land Use	Affordable Units	Total Units
8a	R-13.3	26	262
8b	17.9	45	452
9	21.3	211	411
31	13.0	17	165
29	16.7	62	612
32	24.5	11	110

Total Dwelling Units in SPA	3,658
Total 10% Affordable Housing Goal	366
Total Affordable Units Required	372

C. GOALS AND QUANTIFIED OBJECTIVES

GOALS: CITY-WIDE HOUSING GOALS

- Goal 1* Provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.
- Goal 2* Ensure that all segments of the Roseville community actively work together to provide affordable housing.
- Goal 3* Preserve, maintain and improve Roseville's supply of older housing units.
-

QUANTIFIED OBJECTIVES BY INCOME GROUP

Pursuant to Government Code §65583

(The Housing Element Appendix includes documentation for the distribution of Quantified Objectives)

	Total	Very Low	Low	Middle	Mod.
New Construction Units	9,813	442	794	4,490	4,087
Assisted Units (including federally assisted)	136	20	116	---	---
Rehabilitation	200	40	10	75	75
Conservation	1,340	1,265	75	---	---
TOTAL QUANTIFIED OBJECTIVE	11,489	1,767	995	4,565	4,162

10% AFFORDABLE HOUSING GOAL

Regional Fair Share of Housing as Determined by Sacramento Area Council of Governments	7,038 units
10% Affordable Housing Goal	x <u>.10</u>
Total Affordable Units Needed to Meet 10% Goal	704 units
Affordable Units by Income Group	
Very Low (45%)	317 units
Low (30%)	211 units
Middle (25%)	176 units

AFFORDABLE HOUSING

A. SETTING

The City of Roseville's affordable housing challenge is to meet the housing needs of its current and future residents by providing a range of purchase and rental units which are affordable to all income groups. This component of the Housing Element specifically addresses the policies and strategies aimed at achieving the City's goals for producing affordable housing.

Based upon current sales and rental prices and the definition of affordability, the following housing assistance needs have been identified for each income group:

Low and Very Low Income Households not currently owning their own home probably will not be able to qualify for home ownership without some form of subsidy, unless their incomes rise significantly or interest rates and construction costs fall. Rental subsidies for these households are needed to maintain affordability.

Middle Income Households may require some assistance in purchasing a home, since the price range of new homes in Roseville exceeds these households' ability to pay. This household group is expected to afford rental units without financial assistance.

Moderate and Above Moderate Households are considered financially able to find affordable units, both for purchase and rent, within Roseville's housing market.

HOUSING NEEDS THROUGH 1996

Based on the information shown in Table X-8, 2,924 units or 41.9 percent of total new units demanded, need to be affordable to very low- and low-income households in order to meet Roseville's fair share requirement. Of these units, 75 percent or 2,193 need to be multi-family rental units which offer affordable housing at the lowest cost. The remainder of the units, 731 of these units or 10.4 percent,

would be made affordable for purchase to middle-income households.

It is the City's goal to integrate the Roseville community in terms of income levels, thereby avoiding lower income pocket areas. One method to accomplish this goal is to support development which produces affordable units that are similar in appearance to market rate units. While it is possible the overall cost of the affordable units may be increased as a result of such an integration goal, the City's experience is that this goal did not materially affect the economic or financial viability of providing affordable housing. During the past 2 years, the City has had three new assisted complexes constructed: Heritage Apartment, Maidu Village and Manzanita Place totaling 471 units.

SUBSIDIES

Projected Subsidies Needed to Produce Affordable Units Subsidy calculations for rental units were based on the appraised value difference between new apartment complexes renting at market rate, and complexes with 20% of the units set aside for very low- and low-income households. This difference in value can be directly attributed (using the capitalization rate method of valuation) to the income loss caused by the below market rate units. In order to consider such a project, the builder will normally seek compensation for the loss in value. The subsidies, therefore, are equivalent to the compensation desired by a developer to produce low-income housing.

Based on calculations included in the Housing Element Appendix of the General Plan, the total subsidy needed to produce affordable rental units for very low- and low-income households to meet the RHNAP projected need is \$71,986,823. This figure represents an average subsidy of \$33,614 for each very low-income unit (1,734 total units) and \$11,512 for each low-income unit (1,190 total units).

Additionally, the City recognizes that affordable

purchase housing should be made available to middle-income households. While state and federal programs offer assistance to middle-income home buyers in the form of reduced interest rates and down payments, subsidies may still be required to bring purchase housing down to affordable levels.

An approximate subsidy of \$25,000 per purchase unit would be necessary to bring a market price unit of \$140,000 into an affordable range. Given underlying Mello-Roos and Landscape/Lighting District assessments, and assuming 90% financing at a 10% interest rate, the home must be priced at \$115,000 to be affordable to a middle-income household. These figures are based on the average purchase price of a 3bdrm/2ba attached or detached unit on a small lot in one of Roseville's specific plan areas.

Costs of Preserving "Assisted Housing Developments" There are 2 apartment complexes in Roseville which are under contract with the Federal Government to provide affordable housing units and which are eligible to terminate their contracts in the next 10 years. There are four locally assisted projects which are eligible to terminate their contracts, and no state assisted projects. These complexes are listed in Table 6 on page X-14.

In order to maintain the affordability of the 36 assisted units, identified in the City's Quantified Objectives, the project owner would need compensation based on the annual amount of income loss caused by the difference between market rate units and the below market rate units, (as calculated in Housing Appendix of the General Plan). The total annual subsidy would be as follows:

Very Low Income		Low Income	
\$ 3,007	subsidy/unit	\$ 1,030	
<u>x 68</u>	units	<u>x 68</u>	
\$ 204,476	+	\$ 70,040	= \$274,576

The cost of producing new below market rate units was calculated in Appendix A, Part 3. Assuming the 151 middle income units would not require development subsidies, and half the remaining units will be affordable to Very Low income families and half will be affordable for Low income families, the total cost of building new units is calculated as

follows:

Very Low income		Low income
\$ 33,614	average subsidy	\$ 11,512
<u>x 68</u>	units	<u>x 68</u>
\$2,285,722	+	\$782,816 = \$3,068,538

In order to facilitate the preservation of these assisted housing developments, the City has initiated discussions with Project Go, a local non-profit agency. The City has also discussed the issue with the project owners. At this point, no specific strategies have been developed.

Available Subsidies If the City continues with an aggressive housing program, it can expect to obtain \$18,854,791 to help achieve its affordable housing needs. The 1991 equivalent subsidy value (ESV) from federal, state and local programs are as follows:

State Sources-	\$6,737,905
Federal Sources-	\$7,250,662
Local Sources-	\$4,866,244
TOTAL SOURCES-	\$18,854,791

The subsidies required to meet the City's affordable housing need as defined by the 1990 RHNAP exceeds the amount of funding the City can expect to capture through 1996 by \$53,132,032 in 1991 dollars. Unless the funding for existing state, federal and local programs are expanded dramatically and new housing programs are established, it will not be possible for the City to meet its total affordable housing needs.

Table X-9 identifies the programs that are currently available for new construction and applicable to the Roseville housing program along with the projected subsidies for each program.

10% AFFORDABLE HOUSING GOAL

The intent of the 10% affordable housing goal (AHG) is to provide a mechanism whereby the City, property owners and the business community can actively work together in developing affordable housing for very low-, low-, and middle-income households. The City's AHG is not intended to be used as an inclusionary zoning program, whereby the property

owner would be required to shoulder the entire responsibility of producing the affordable housing.

Based on the projected need of 7,038 affordable units between 1991 and 1996, the 10% AHG specifies that 704 additional units should be provided for very-low and low-income renter households, as well as middle-income households who wish to purchase housing. This supply represents 24 percent of the total units needed in these income categories through 1996. Based on the distribution of housing need by income group, 317 units (45%) of the AHG will be assigned to very low-income households, 211 units (30%) will be designated for low-income households, and 176 units (25%) will be set aside as purchase housing for middle-income home buyers.

The total projected subsidies that are needed to achieve the 704 unit affordable housing goal are as follows: (See the Housing Element Appendix A, Part 3, for average subsidy calculations):

\$33,614 average subsidy
x 317 very low income units
\$10,655,638 subsidies

\$11,512 average subsidy
x 211 low income units
\$2,429,032 subsidies

\$25,000 average subsidy
x 176 middle income units
\$4,400,000 subsidies

\$17,484,670 TOTAL

Through 1996, an average of 141 affordable rental units per year are targeted for construction. To subsidize these units, an average of \$3,496,934 will be needed each year. The \$18,854,791 which the City projects can be captured given an aggressive housing program, indicates the City's 10% Affordable Housing Goal continues to be a reasonable and obtainable goal.

The 10% affordability requirement applies to all residential properties planned for 4+ units which are: a) amended to change residential density; b) amended to residential from another use; and c) amended from residential to a non-residential use.

In the past, the 10 percent AHG has been calculated for each specific plan area (SPA) based on the total residential units allocated to each area. This practice will continue with any future SPAs or areas receiving new residential land use entitlements. Each plan will include a strategy identifying how it can best meet the 10 percent goal and which specific parcels are best suited for development of affordable housing.

The City and property owners are responsible for assembling the necessary subsidy packages for affordable housing, and for working in a good faith effort to produce affordable units within the residential projects. The 10% affordable housing goal is intended to be flexible in recognition that the actual number of affordable units constructed depends on the level of government funding. As the City applies its affordable housing goal to new residential construction, the percentage and number of affordable units produced may be less than the maximum 10% goal, depending on subsidies which can be assembled at any given point in time.

B. OUTLOOK

In the presence of an aggressive affordable housing program, a deficit still remains of \$53,132,032 in required subsidies to meet affordable housing needs as identified in the 1990 RH NAP. Unless the funding for existing federal, state and local programs is expanded significantly and new programs are established, the City will be unable to meet its total affordable housing needs.

The current status of existing subsidy programs provides supporting evidence that the City's 10% affordable housing goal is a reasonable and attainable goal. In order to achieve this goal, specific roles have been identified for the City of Roseville, the development community and the business and manufacturing community.

The City will continue with an aggressive affordable housing program designed to maximize potential revenues available through existing programs. However, these programs alone will not ensure success of the City's 10% AHG. Property owners within the City whose properties have been designated as having an affordable housing

requirement must cooperate with the City to assemble the necessary financing to meet this goal. The business and manufacturing community's cooperation is essential in this effort. The City will encourage local businesses to cooperatively establish an investment fund to provide financing for the production of affordable housing.

The City recognizes that its 10% affordable housing goal may fall short of the projected affordable housing need, but believes this is preferable to setting goals which cannot be met. The provision of affordable housing is a societal goal and one which should be achieved through the efforts of the entire Roseville community. As such, the burden of achieving this goal is not to be placed solely on any one segment of the population. In order to ensure a successful housing program, it is essential that not only the City, but the development community and business & manufacturing community actively participate in affordable housing programs.

TABLE X-8

**TOTAL NEW CONSTRUCTION
NEED FOR 1989-1996**

	Total	Very Low	Low	Middle	Moderate	Above Moderate
New Households Formed 1989-1996	6,724	1,657	1,137	702	703	2,525
Vacancies	314	77	53	33	33	118
Total	7,038	1,734	1,190	735	736	2,643

Source: Regional Housing Needs Assistance Plan, SACOG, June 1990

TABLE X-9

EXISTING STATE, FEDERAL AND LOCAL PROGRAMS AND PROJECTED FUNDING

Program Title	Estimated Subsidy
STATE PROGRAMS	
1. Predevelopment Loan Program	\$12,673
2. Rental Housing Construction Program	672,290
3. California Self Help Housing Program	225,000
4. California Home Ownership Assistance Program	200,000
5. California Housing Finance Agency	
A. Single-Family	1,326,619
B. Multi-Family	4,301,323
Total	\$6,737,905
FEDERAL PROGRAMS	
6. Section 8	\$1,000,000
7. Community Development Block Grant	500,000
8. Section 202	2,150,662
9. Section 8 Moderate Rehab Program	1,500,000
10. Low Income Housing Tax Credits	2,100,000
Total	\$7,250,662
LOCAL AND OTHER PROGRAMS	
11. Redevelopment	\$400,000
12. Federal Home Loan Bank Board	2,150,662
13. Savings Associations Mortgage Co.	2,150,662
14. Density Bonus Program	164,900
Total	\$4,886,224
TOTAL EQUIVALENT SUBSIDY VALUE	\$18,854,791

(See Housing Element Appendix of the General Plan)

C. GOALS AND POLICIES

GOALS: AFFORDABLE HOUSING

- Goal 1* Work with the development and business communities to provide affordable rental opportunities for very low- and low-income households and purchase housing for middle-income households.
- Goal 2* Strive to ensure the affordability of Roseville's housing supply over time.
- Goal 3* Maximize efforts to meet affordable housing needs by requiring 10% of new housing units to be affordable to low-, very low- and middle-income residents.
- Goal 4* Integrate the community in terms of income levels to avoid lower income pocket areas.
- Goal 5* Encourage the production of high density rental and owner-occupied multi-family units.
- Goal 6* The City will work with profit and non-profit developers to maintain the affordability of assisted "at risk developments" in Roseville.
-

Policies: Affordable Housing

Implementation Measures

-
- | | | |
|----|--|---|
| 1. | The City shall pursue programs which can provide a range of purchase and rental units affordable to all income groups. | <ul style="list-style-type: none">- <i>Density Bonus Program</i>- <i>State and Federal Programs</i>- <i>Local Finance Programs</i>- <i>Second Unit Ordinance Amendment</i>- <i>Condominium Conversion Ordinance</i>- <i>Priority Project Processing</i>- <i>Review of Subdivision Improvement Standards and Zoning Ordinance</i>- <i>Specific Plans</i>- <i>Development Agreements</i>- <i>Land Banking</i>- <i>Article 34</i>- <i>Redevelopment</i> |
|----|--|---|
-

2.	Emphasis of affordability efforts will be focused on rental units, since they offer the most cost effective way to provide affordable housing opportunities to very low- and low-income households.	<ul style="list-style-type: none"> - <i>Density Bonus Program</i> - <i>State and Federal Programs</i> - <i>Local Finance Programs</i> - <i>Second Unit Ordinance Amendment</i> - <i>Condominium Conversion Ordinance</i> - <i>Priority Project Processing</i> - <i>Review of Subdivision Improvement Standards and Zoning Ordinance</i> - <i>Specific Plans</i> - <i>Development Agreements</i> - <i>Land Banking</i> - <i>Article 34</i> - <i>Redevelopment</i>
3.	The 10% Affordable Housing Goal shall apply to all residential properties planned for 4+ units which are: a) amended to change residential density; b) amended to residential from another use; and c) amended from residential to a non-residential use.	<ul style="list-style-type: none"> - <i>Specific Plans</i> - <i>Development Agreements</i>
4.	The City shall strive to maintain an overall vacancy rate of 5% for both owner-occupied and rental units.	<ul style="list-style-type: none"> - <i>Density Bonus Programs</i> - <i>Monitoring Program</i>
5.	Continue to pursue potential federal, state and local subsidies for construction of new affordable housing as well as the continued availability of existing units.	<ul style="list-style-type: none"> - <i>State and Federal Program</i> - <i>Local Finance Programs</i>
6.	The City shall provide direct financial assistance in support of local affordable housing activities.	<ul style="list-style-type: none"> - <i>State and Federal Programs</i> - <i>Redevelopment</i> - <i>Affordable Housing Finance Plan</i>
7.	The City shall encourage the Roseville business and development communities to participate in the community's affordable housing goal.	<ul style="list-style-type: none"> - <i>Development Agreements</i> - <i>Public/Private Partnerships</i> - <i>Non-Residential Construction Fee</i>

- | | | |
|-----|---|---|
| 8. | Encourage construction of units, which are targeted for low-, very low- and middle-income households, to be intermixed with market rate units to minimize low-income pocket areas. | <ul style="list-style-type: none">- <i>Development Agreements</i>- <i>Development Review Process</i> |
| 9. | Encourage developers to incorporate manufactured units and second units into their projects. | <ul style="list-style-type: none">- <i>Second Unit Ordinance Amendment</i>- <i>Development Agreements</i>- <i>GC §65852.2</i> |
| 10. | Promote efficient and cost effective development types, such as mixed use projects and small lot subdivisions, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element. | <ul style="list-style-type: none">- <i>Specific Plans</i>- <i>Development Agreements</i> |
| 11. | The City shall work to maintain the affordability of assisted units. The City's Housing and Redevelopment Manager will be responsible for determining the owners intent regarding conversion to market rates. The Manager will also be responsible for developing options which the City Council may use to ensure that the units remain affordable. The City is aware of state and federal laws regarding the conversion to market rate and will work with owners to maintain affordability. | <ul style="list-style-type: none">- <i>State and Federal Programs</i>- <i>Condominium Conversion Ordinance</i>- <i>Redevelopment</i>- <i>CDBG</i>- <i>Private Resources</i> |

D. IMPLEMENTATION MEASURES

1. Density Bonus Program (Ongoing)

The City shall continue to implement its density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program provides a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than previously allowed. This increased income can then be used to help subsidize below market rental rates for very low- and low-income households and purchase housing for middle-income households. Further discussion and calculations which determine the density bonus allowances are contained in the Housing Element Appendix of the General Plan. (Policies 1, 2 and 4)

2. State and Federal Programs (Existing)

The City shall pursue and continue to participate in the following state and federal programs:

For a description of these programs see page X-55.

- Community Development Block Grant (federal)
(Policies 1, 2, 5, 6 and 11)
- Section 8 (federal)
(Policies 1, 2, 5 and 12)
- State Home Ownership Program (state)
(Policies 1, 2 and 11)

3. Local Finance Programs (Existing)

The City shall pursue and continue to participate in the following local programs:

For a description of these programs see pages X-56 and X-57.

- Mortgage Credit Certificate (local)
(Policies 1 and 2)
- Non-Profit Housing Development Corporation
(Policies 1, 2, 5 and 11)

4. Second Unit Ordinance Amendment (Proposed)

The City shall, by January 1, 1994, amend its Second Unit Ordinance to eliminate the provision requiring owner-occupancy. A Program EIR shall be prepared which examines the feasibility for, and impacts of, second units on a neighborhood-by-neighborhood basis thereby reducing or eliminating environmental analysis on each individual project. Both actions, when complete, will facilitate the development of second units in the City. (Policies 1, 2 and 9)

5. Condominium Conversion Ordinance (Ongoing)

The City will continue to enforce its Condominium Conversion Ordinance which defines those conditions under which the conversion of rental units to condominiums would be permitted; the City will prohibit the conversion of rental units to condominiums unless the City's rental vacancy rate is greater than 5%. (Policies 1, 2 and 11)

6. Priority Project Processing (Ongoing)

For projects of special benefit, such as those providing affordable housing subject to affordable housing development agreements or those creating jobs and revenues to the community, the City may utilize priority processing to reduce review, approval and permitting time frames thus reducing project carrying costs. In order to receive priority processing, a specific project is reviewed by the senior City staff and the Community Development Departments to determine the benefit it is expected to provide to the community. (Policies 1 and 2)

7. Review of Subdivision Improvement Standards and Zoning Ordinance

(Ongoing)

The City, through the Public Works and Planning Departments, shall continue to review and modify subdivision improvement standards and the Zoning Ordinance on an ongoing basis. The current review of the City's Zoning Ordinance and Improvement Standards will both be completed by July 1, 1993. The intent of this review is to ensure that current standards continue to represent the best means to achieve housing and other City objectives.

Properly-developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. For example, because the cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (e.g., lower per-unit land and infrastructure improvement costs due to higher densities). *(Policies 1 and 2)*

8. Specific Plans

(Proposed)

The City shall ensure that specific plans are consistent with the goals and policies of the General Plan. Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers will include mixed use development, wherever applicable, in each specific plan area (SPA) to help achieve the 10% affordable housing goal.

Specific plans shall identify programs to meet the 10% affordable housing requirement. The type of units, income ranges and parcel by parcel obligations shall be specified. Strategies, including City and landowner obligations, funding, and subsidies shall be described. A provision for the payment of fees in-lieu for affordable housing may be included, if appropriate. Development agreements shall be utilized to secure implementation of the affordable housing program. *(Policies 1, 2, 3, and 10)*

9. Development Agreements

(Ongoing)

The City shall require development agreements for all housing projects which are subject to affordability requirements. Such agreements shall stipulate 1) the number of affordable units to be constructed, 2) the unit sales or rental price, 3) the income group to whom the units will be affordable, and 4) the length of time the units will remain affordable.

Housing rents will be based on housing prices for each units size as follows:

UNIT SIZE	HOUSEHOLD SIZE
1 Bedroom	1.5 pph*
2 Bedroom	3.0 pph
3 Bedroom	4.5 pph
4 Bedroom	6.0 pph

* persons per household

If adequate subsidies are not available to assist in achieving the 10% affordable housing goal, the goal may be deferred to a future date agreed upon by the property owner and the City. Deferring the goal will give the City an opportunity to assemble the necessary financing.

In all cases where in-lieu fees are used as an alternative to producing affordable units, City Housing and Redevelopment staff will review the projects based on 1) a good faith effort by the owner to use all available subsidies, and 2) the type of project and its ability to absorb the affordable units.

The City shall, on an annual basis, review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found, by the City Council, to be in default of the agreement. *(Policies 1, 2, 3, 7, 8, 9 and 10)*

10. Land Banking

(Proposed)

As funds become available, the City shall implement a land banking program to acquire land for use in

future development. Land banking will serve as a tool for the City to preserve sites for affordable housing until resources are available for construction and long-term financing. Through this technique, the City may control the location, timing, cost and nature of development. Land banking serves as a shield against inflation of urban land prices and provides a means for the community to promote decent housing at prices affordable to low- and moderate-income families. (*Policies 1 and 2*)

11. Article 34 Referendum

(Enacted by Statute)

The City will investigate the need for obtaining Article 34 authority from Roseville voters and request such authority if the City's involvement in an affordable project through liens, ownership, or management is deemed necessary. The referendum requires that voter approval must be obtained before any public entity undertakes programs to own, manage, or finance housing where more than 49% of the units are reserved for low-income affordable housing. If during the implementation of the City's affordable housing programs, it becomes apparent that direct City involvement is required to successfully complete a project, it shall place an Article 34 Referendum on the next scheduled ballot for voter approval. (*Policies 1 and 2*)

12. Redevelopment

(Ongoing)

The City's Redevelopment Agency shall continue to implement its Redevelopment Plan to rehabilitate the commercial and residential structures in Roseville's older commercial/residential areas, such as the Historic District, Vernon Street and Riverside Avenue. The City will use all potential sources of public and private funding for repairs and upgrades. Twenty percent of the tax increment generated by the Redevelopment Agency's program will go into the Redevelopment Low and Moderate Income Housing Fund. (*Policy 1, 2, 6 and 11*)

13. Monitoring Program

(Component of the Housing Element)

The City of Roseville shall implement its monitoring program, as described in greater detail in the Monitoring Program Component of this element, which provides the City with mechanisms by which housing needs can be periodically assessed. The Annual Housing Supply Report, which is a part of this program, will evaluate annually the City's residential vacancy rate to determine if it is contributing to decreased housing affordability. (*Policy 4*)

14. Affordable Housing Finance Plan

(Proposed)

The Housing and Redevelopment Division shall, by January 1, 1996, prepare an Affordable Housing Finance Plan which will study the feasibility of additional financial support through special funds. The following sources represent possibilities for direct City financial participation:

- Allocate a percentage of sales and property taxes to the affordable housing program.
- Increase the Utility Users Tax and allocate a portion of it for the purpose of funding affordable housing.
- Allocate a portion of the interest earned from one or more of the City's funds for affordable housing. (*Policy 6*)

15. Public/Private Partnerships

(Ongoing)

The City is preparing a plan of cooperative action with the business and development communities in order to achieve the 10% affordable housing goal (AHG). Roseville has identified the following specific roles in this partnership to provide affordable housing:

City of Roseville The City shall continue with an aggressive affordable housing program designed to

maximize potential funds available through existing state, federal, and local programs.

Development Community Roseville will actively work with all property owners subject to the affordability requirement by assisting developers in acquiring appropriate and available subsidies to construct affordable housing in the designated areas. If adequate subsidies are unavailable, the 10% goal may be deferred to a later phase of the project to allow time to assemble the necessary financing.

Business Community The City will encourage local businesses to establish an investment fund which would be coordinated through the local Chamber of Commerce. Corporations within the Roseville community would be urged to invest in a non-profit development corporation and would, in turn, receive low-income housing tax credits awarded to the corporation, serving essentially as a tax credit broker.

Through an investment fund of this type, the local business community could become involved in financing affordable housing projects. In order for such a program to work, however, the City will need to initiate an awareness program which would educate the business community about the benefits of supporting affordable housing programs. (Policy 7)

16. Non-Residential Construction Fee

(Proposed)

The City shall consider the establishment of a linkage program which would levy a fee on non-residential construction. Establishment of a non-residential construction fee will contribute toward the funding of affordable housing. The rationale behind this fee (i.e. nexus) is that new employment is a factor in the need for additional housing.

A nexus study may be required, not only to establish the connection between new employment and housing demand, but to address the possibility that such a fee may discourage new businesses from locating within the City, or prevent existing businesses from expanding. The study should identify the level at which the City's fees become an obstacle to further development of the business community in Roseville. (Policy 7)

17. Government Code §65852.2

(Enacted by Statute)

The City will promote the use of manufactured units as a means of providing affordable housing within Roseville in accordance with GC §65852.2. (Policy 9)

18. Assisting "At Risk" Units

(Ongoing)

In an effort to preserve the assisted "At Risk" units the City will:

- Contact all state and federal agencies which might provide affordable housing funds to determine if there is any funding available for the preservation of "Assisted Housing Developments". Apply for affordable housing subsidies which may be available for this use.
- Continue discussions with Project Go and contact other local profit and non-profit development corporations who might be interested in purchasing the apartment complexes. Currently Project Go is the only local non-profit development corporation which would be capable of purchasing a project of this type.
- From the list of available subsidies given in Table X-11, the following programs and estimated subsidy values are available for use in the preservation of "Assisted Housing Developments":

Redevelopment	\$ 400,000
CDBG	750,000
Fed. Home Loan Bank	1,433,774
SAMCO	<u>1,433,774</u>
Total	\$4,517,548

(Policy 11)

SPECIAL HOUSING NEEDS

A. SETTING

Special housing needs include the elderly, disabled, large families, female heads of household, farmworkers, the homeless and others in need of emergency shelter. In accordance with Section 65583(a)(5) of the Government Code, this component of the Housing Element evaluates the special housing needs within the City of Roseville.

ELDERLY

There are currently 3,955 (1990 Census) elderly households residing in Roseville. Seventy-six percent (3,042 units) of Roseville's elderly own their home, the remaining 893 households rent. Other housing costs, particularly utilities and maintenance, continue to rise making it increasingly difficult for elderly residents on a fixed income to meet these costs; consequently, some may defer the maintenance of their home. As this deferment occurs over a period of years, many homes, owned and occupied by the elderly, may become dilapidated and may not provide a safe or healthy living environment.

Five hundred forty-three of the elderly rental households (24% of the total units) face a difficult housing situation in terms of unit availability and affordability. Those elderly that rent often reside in older units, due to their relative affordability. However, many of the units, in need of repair, become increasingly unaffordable when renovation is undertaken. There is no readily available data which can identify the number of elderly renters in need of housing assistance. It is assumed, however, that these households are included in the total number of low-income renter households in need of assistance.

As of November 1990, five facilities, designated specifically for seniors, are available in Roseville; three market rate apartment complexes totalling 468 units and two low-income complexes, totalling 143 units. In addition, 3 vacant sites - zoned for approximately 250 units - have been set aside as affordable housing for low-income seniors.

The three existing market rate complexes have rents starting at \$745 per month; these rental rates reflect the services offered at the complexes (i.e., meals, recreation, transportation and utilities). Additionally, the two low-income senior complexes provide subsidized rents ranging from \$150-380 per month. These apartment complexes are served by a shuttle bus which provides access to shopping centers, senior facilities, and transportation routes.

PHYSICALLY AND DEVELOPMENTALLY DISABLED

In order to determine the specific housing needs of the physically and developmentally disabled populations, the City consulted the Placer County Community Resource Directory to identify local organizations which offer services for these residents. As a result, staff contacted the Sacramento Easter Seals Foundation, Placer County Social Services, the Association for Retarded Citizens, and the Alta Regional Center.

The Alta Regional Center, a state funded non-profit agency which provides services for the developmentally disabled, furnished the following information on Roseville's developmentally disabled population: of the approximate 211 developmentally disabled persons residing in the Roseville area, 65 persons are 18 years of age or less; 75 persons are between 19 and 55 years of age; and 18 persons are older than 55 years of age. Approximately 75 percent of this group utilize the services at the Center.

As a result of the recently implemented 1988 Federal Fair Housing Law, newly constructed multi-family units are to be built to accommodate the physically disabled population of the community. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways and bathrooms to increase accessibility for disabled persons. The American Disability Act requires physically disabled access in all public buildings, including residential complexes. The City's Building Division reviews building plans

for compliance with these statutes.

With the implementation of accessibility laws, the housing needs of this group are mainly financial assistance needs. The City will attempt to provide affordable housing for this group through its implementation of the housing policies and programs outlined in this element.

Both the Easter Seals Foundation and Placer County Social Services agree that it is very difficult to quantify the physically disabled population because, as a group, they are not affiliated with specific programs. However, the 1980 Census data identified 322 individuals within Roseville as having a disability involving work or public transportation. Since their disabilities preclude many from working, it is assumed that a large percentage of these individuals are members of low-income households and require housing and rental assistance.

LARGE FAMILIES

The 1985 Special Census determined that 18 percent of all Roseville households are large families (consisting of 5 or more members) who own their homes; 7 percent of all households within the City are large families who rent. Using SACOG's 1990 RHNAP total household figure of 15,184 for Roseville, an estimated 3,796 were large family households.

Of these, an estimated 2,568 large families were homeowners and 999 were renters. Since there are 1,025 existing rental units with 3 or more bedrooms, there is a sufficient supply of large family rental units.

The large families who require rental assistance are assumed to be included in the total number of low-income renter households. The majority of large families are homeowners, and it is assumed that they reside in units that fit their needs.

FEMALE HEADS OF HOUSEHOLD

In 1985, female heads of household accounted for 29 percent of total households within the City. Using SACOG's 1990 RHNAP total household figure of 15,184, it is estimated that there were 4,403 female

heads of household residing in Roseville in January 1990.

The 1980 Census determined that 30% of all female heads of household in Roseville have one or more children and earn a household income level which is below the federal poverty level. Using this 30% figure and the 1990 RHNAP figure of 4,403 female heads of household, it is estimated that, in 1990, there were 1,321 female heads of household with one or more children and earning below the poverty level.

The housing needs of the very low- and low-income female heads of household have been accounted for in Table X-2 (page X-8). It is assumed that all female heads of household earning below poverty level and supporting one or more children will need rental assistance.

Interviews with the Placer Women's Center indicate that housing affordability is the number one problem concerning female heads of household. The Center suggests that increased affordable housing and educational programs for single mothers would help substantially.

Access to day care facilities is also important to single mothers. The City's 10% affordable housing goal was instrumental in the development of a 328-unit affordable apartment complex, which has an on site day care center.

HOMELESS AND OTHER PERSONS IN NEED OF EMERGENCY SHELTER

The homeless population is comprised of subgroups which include:

- The economic homeless who lack financial resources to pay rent.
- The situational homeless who have suffered economic or personal trauma and find themselves in personal disorganization.
- The chronic homeless who are unable to care for themselves due to chronic illness, disability or debilitating substance abuse.

In March of 1988, the Mayor of Roseville appointed a seven-member Blue Ribbon Homeless Task Force to study homeless needs and submit program assistance recommendations. The Task Force's recommendations included appointment of a future task force which would include a broader representation of the community.

The City Council established a new task force in September 1989, in accordance with the Mayor's Blue Ribbon Committee's report. Based on the new task force's recommendations, Roseville joined with the communities of Rocklin, Colfax, Auburn, Lincoln and Placer County, in February 1991, to hire a Homeless Coordinator who worked full-time to develop a viable homeless network and secure the necessary funding to create and administer a permanent homeless facility.

The City, homeless services providers, and business community were unable to design a homeless shelter which was acceptable to all the parties and as a result, the City Council did not approve the concept of a permanent regional homeless facility. As an alternative, the City has been working with the local St. Vincent De Paul Society to reallocate some of the homeless facility funds to support the Home Start Transitional Housing Program.

The Home Start Program has negotiated a two year lease/purchase option for the Flamingo Hotel. Using the homeless shelter funding, Home Start will be able to lease the Flamingo and more than double their program size from 9 to 22 units. With the decision not to pursue a regional homeless facility, the regionally sponsored Homeless Coordinator contract lapsed on June 31, 1992.

Although the 1990 Census attempted to count "selected components" of the homeless, Census officials acknowledge the difficulty in accurately counting this population. A very general estimate of housing needs for the homeless has been derived from information obtained from St. Vincent De Paul and Placer County, of which can be found in the 1990 City of Roseville Report on Homelessness. The programs which provide transitional and emergency housing services within the City include:

- In 1991, the St. Vincent De Paul Home

Start Program operated nine "transitional housing" units for families in need of housing. An organization representative estimates that for every family accepted, four are turned away. This represents a need for 27 additional transitional housing units.

- Placer County's winter emergency shelter housed 37 Roseville residents from December 1989 through March 1990. This represents a need for 37 additional transitional housing units.
- The Housing Authority has made available 37 Section 8 vouchers especially for homeless families.
- The St. Vincent De Paul Society provides temporary emergency shelter vouchers in the Roseville area. During 1991 a total of 107 families were assisted through this program. The Home Start data indicates that approximately 85% of the families assisted were Roseville residents.
- Emergency shelter is available to women and their children requiring assistance and sanctuary from an abusive environment through the Placer Women's Center in Auburn.

The City of Roseville will focus its support and resources on helping local and regional groups, such as the St. Vincent De Paul Society, with their efforts in assisting local homeless families and residents. The decision to focus the City's resources on these specific segments of the homeless population is a result of the following factors:

1. The City's four year investigation into the needs of the area's homeless and its efforts to establish a regional homeless shelter indicate a need to assist local homeless residents.
2. Fiscal constraints experienced by the City and surrounding local jurisdictions limit the amount of financial resources available resulting in the need to target the

limited funds to residents without housing.

3. Location of the Southern Pacific railyards within the City has helped create a situation where many of the single adult homeless are transient in nature and as such the City's limited resources should be targeted to resident homeless.

The City's goals, policies and implementation measures as identified on pages X-35 and X-36 have been developed from the viewpoint that assistance will be targeted to local homeless residents.

FARMWORKERS

The City of Roseville does not contain any farmlands or other agricultural activities generating primary income. However, because of its proximity to agricultural lands, there is a small identified farmworker population in the City. The 1980 Census shows that 136 Roseville residents were either farmworkers or in farm-related occupations.

Neither the Placer County Agricultural Commissioner's Office nor the State Employment Development Department's Farm Labor Division were able to provide more recent statistics on the farmworker population within the City limits. The California Human Development Corporation indicated, however, that Placer County had little or no seasonal crop harvesting which involved migrant labor.

Roseville's proximity to adjacent counties employing year-round farmworkers gives the City a responsibility to provide its fair share of affordable housing to this special needs group. Farmworkers are considered to be a part of the City's population which will require housing which is affordable to very low- and low-income households. Because there is no manual labor crop harvesting in south Placer County which utilizes migrant workers, the City has no plans for providing temporary labor camps to house migrant workers.

OVERCROWDED HOUSING

According to the U.S. Bureau of the Census' 1985 Special Census, approximately 2% of Roseville's housing stock is overcrowded. Given this small percentage, overcrowding is not considered a problem within the City.

B. OUTLOOK

With its policies to provide affordable housing within Roseville, the City will be able to meet the special needs of its elderly, disabled, farmworkers, large families and female heads of household. Implementation of available programs, the 10% affordable housing goal and active participation by the business and development communities, will help to ensure that the special housing needs of these groups are met through the provision of affordable housing

An assessment of shelter available to the homeless indicates that there is a need for the City to provide housing for approximately 16 homeless families and 37 homeless adults. This population will require not only short-term assistance in the form of shelter vouchers, soup kitchens and drop-in centers, but intermediate transitional housing facilities and, ultimately, long-term permanent housing. Roseville's participation in the development of a regional homeless program is a method of providing response beyond the emergency or short-term level. Homeless shelter funds can facilitate the design of a local and regional homeless program to assist the local homeless.

C. GOALS AND POLICIES

GOALS: SPECIAL HOUSING NEEDS

- Goal 1* Ensure the availability of adequate housing opportunities for the elderly, physically disabled, developmentally disabled, large families and female heads of households.
- Goal 2* Participate in local regional efforts to provide a network of facilities and resources to aid the City's resident homeless population.

Policies:	Special Housing Needs	Implementation Measures
1.	Special housing needs shall be met through direct rental subsidies and below-market rate construction financing.	- <i>State and Federal Programs</i>
2.	Continue the City's housing rehabilitation loan and grant program to assist low-income elderly and disabled households acquire rental and purchase housing.	- <i>State and Federal Programs</i> - <i>Local Finance Programs</i>
3.	Encourage construction of 3+ bedroom units in multifamily rental complexes to help meet the housing needs of low-income large families.	- <i>State and Federal Programs</i> - <i>Development Review Process</i>
4.	The City shall actively facilitate construction of rental units that include day care facilities, which are affordable to very low-and low-income single female heads of household.	- <i>State and Federal Programs</i> - <i>Local Finance Programs</i> - <i>Redevelopment</i>
5.	The City shall work in conjunction with other Placer County jurisdictions toward programs which will provide shelter for local residents without housing.	- <i>Local Finance Programs</i> - <i>Regional Homeless Program</i> - <i>Development Review Process</i>

D. IMPLEMENTATION MEASURES

1. State and Federal Programs *(Existing)*

The City shall pursue and continue to participate in the following state and federal programs:

For description of these programs see page X-55.

- Section 8 (federal)
(Policies 1, 2, 3 and 4)
- Section 202 (federal)
(Policy 2)
- California Housing Finance Agency (state)
(Policies 1, 2, 3 and 4)

2. Local Finance Programs *(Existing)*

The City shall pursue and continue to participate in the following local finance programs:

For description of these programs see pages X-56 and X-57.

- Homeless Program Funding
(Policy 5)
- Housing Rehabilitation Program (local)
(Policies 2, 4 and 5)

The City will also provide information and referral services to homeowners interested in Reverse Annuity Mortgages. While the City will not be an active participant with a program, the City can refer interested persons to lenders offering the program.
(Policy 2)

3. Development Review Process *(Ongoing)*

The City shall continue to review projects in accordance with its statutory requirements. Review shall include the exploration of opportunities for 3 +

bedroom units in multi-family rental complexes, and the incorporation of day care facilities in rental projects. *(Policies 3 and 4)*

4. Regional Homeless Program *(Proposed)*

The City is and will continue to actively work both locally and with other local governments to establish a network of facilities and resources to assist the resident homeless population. The City will continue to provide financial and technical support of local organizations such as St. Vincent De Paul which provide a variety of services to local homeless families and residents. Specifically, the City will continue to assist the expansion of the St. Vincent De Paul Homestart Transitional Housing Program into the Flamingo Hotel. *(Policy 5)*

5. Redevelopment *(Ongoing)*

The City's Redevelopment Agency shall continue to implement its Redevelopment Plan to revitalize the commercial and residential structures in Roseville's older commercial/residential areas, such as the Historic District, Vernon Street and Riverside Avenue. The Agency is projected to receive an estimated \$1,500,000 during the period of the Housing Element of which 20% of \$300,000 will go to the Agency's Low and Moderate Income Housing Fund. The Agency's Low and Moderate Income Housing Fund will be used Citywide to rehabilitate existing units and assist the construction of new units.
(Policy 4)

RESIDENTIAL LAND INVENTORY

A. SETTING

For the purposes of the Housing Element, residential land uses were aggregated into five categories based upon their allowable densities. Land use categories are expressed in terms of units per acre and are shown on Table X-5 (Citywide Housing Goals Component). Undeveloped dwelling units consist of units which are approved, but not yet constructed; potential dwelling units are based on total acreage and allowable densities.

As a result of the City's recent experiences in assisting profit and non-profit developers produce market rate and assisted housing affordable to low-income households, the City believes land use with densities of 20 units per acre represent the best opportunity for the production of housing affordable to low-income households. During the previous three years the City has been involved in three assisted complexes totaling 472 affordable units, and four market rate complexes with affordable housing development agreements setting aside 100 units as affordable to low-income households. These complexes have been developed at densities ranging from 15 units to 40 units per acre.

Of the City's total acreage, approximately 22% (3,454 acres) is designated as urban reserve. Currently, there are no plans for future development within these areas. Although some of the land may eventually be designated as open space, it is assumed that other uses, including housing and mixed uses, may eventually be permitted. Such development would require modification to the General Plan land use allocations and would be subject to provisions of the Growth Management Component of the Land Use Element.

B. OUTLOOK

In general, tenant income levels will decrease as density levels increase. Therefore, it is likely that a large percentage of the very low- and low-income

households will reside in land use designations with densities of 15.1 per acre and greater (Category 5 on Table X-5 of the Citywide Housing Goals Component). With the exception of senior citizens housing projects, the City currently has not allocated densities greater than 25 units per acre (HCD suggested density level required for affordable multifamily development), however actual multifamily densities may be as much as 25% higher than those listed in Table X-5, depending upon the extent of density bonus activity.

In order to determine the extent to which residential projects are being built to the capacities allowed by existing land use designations, the total number of residential units which could be built in accordance with existing land use designations in the City, are compared to the actual number of units which have been built.

The total number of possible units is derived by multiplying the allowable land use density per acre times the total acreage in each land use category. The results from 1990 data show that residential projects in Roseville are being built to 93% of allowable capacities:

$$\begin{array}{ll} \text{Total units built} & \underline{23,031} \\ \text{Total possible units} & 24,533 = 93\% \end{array}$$

Since 93% of the 5,102 potential units designated with densities of 15.1 per acre and greater equals 4,745 units, and the projected new construction need is 2,924 very low- and low-income housing units, Roseville appears to have sufficient high density residential reserves to supply housing for all income level households. In addition to single-family and multifamily owner-occupied and rental housing, the residentially-designated lands mentioned can be used for factory-built housing, mobile homes, and transitional housing in order to meet the City's housing goals and needs.

Mello-Roos financing has provided the majority of funds for infrastructure development in the

Northwest, North Central, and Northeast Specific Plan areas. Infrastructure will be available to all undeveloped residential lands by 1993, with the possible exception of portions of the North Central Plan area.

Currently the City does not have land use or zoning classifications specifically identifying homeless shelters and transitional housing facilities as permitted uses. Homeless shelters can be approved on sites with residential land use through the City's use permit process. The City is currently in the process of updating its Zoning Ordinance, to be completed by July 1, 1993. As part of this effort, the City will identify zoning districts considered appropriate for homeless shelters.

Transitional housing units are currently allowed in all residentially zoned property when the transitional units are occupied by individual family groups or a household of six or fewer unrelated individuals in a group home setting. Current City ordinances and state law permit transitional housing and group homes as described above without any additional review or approval process.

C. GOALS AND POLICIES

GOALS: RESIDENTIAL LAND INVENTORY

Goal Maintain adequate land within the various land use categories which allows development of housing to meet projected demand for high-density units.

Policies:	Residential Land Inventory	<i>Implementation Measures</i>
1.	Encourage development of mixed use projects in accordance with goals and policies contained in the Land Use Element.	- <i>Specific Plans</i> - <i>Zoning Ordinance Update</i>
2.	Continue to encourage developers to use manufactured units in their housing projects.	- <i>GC §65852.2</i>
3.	Support for the use of second units shall be a part of the City's strategy for maximizing affordability of land development.	- <i>Second Unit Ordinance Amendment</i>

D. IMPLEMENTATION MEASURES

1. Specific Plans

(Proposed)

The City shall ensure that specific plans are consistent with the goals and policies of the General Plan. Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers will include mixed use development, wherever applicable, in each specific plan area (SPA) to help achieve the 10% affordable housing goal.

Specific plans shall identify programs to meet the 10% affordable housing requirement. The type of units, income ranges and parcel by parcel obligations shall be specified. Strategies including City and landowner obligations, funding and subsidies shall be described. A provision for the payment of fees in-lieu for affordable housing may be included, if appropriate. Development agreements shall be utilized to secure implementation of the affordable housing program. *(Policy 1)*

2. Government Code §65852.2

(Enacted by Statute)

The City will promote the use of manufactured units as a means of providing affordable housing within Roseville in accordance with GC §65852.2. *(Policy 2)*

3. Second Unit Ordinance Amendment

(Proposed)

The City shall, by January 1, 1994, amend its Second Unit Ordinance to eliminate the provision requiring owner-occupancy. A Program EIR shall be prepared which examines the feasibility for, and impacts of, second units on a neighborhood-by-neighborhood basis thereby reducing or eliminating environmental analysis on each individual project. Both actions, when complete, will facilitate the development of second units in the City. *(Policy 3)*

4. Zoning Ordinance Update

(Proposed)

The City will, as part of the Zoning Ordinance Update to be completed by July 1, 1993, identify zoning districts appropriate for shelters to house the homeless, as defined by the Housing Element, page X-33. The City's investigation of appropriate zoning districts will include among others, industrial and commercial areas and identify whether homeless shelters will be allowed in specific districts by right or through conditional use permits. *(Policy 1)*

CONSTRAINTS TO HOUSING PRODUCTION

A. SETTING

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to development of affordable housing.

Roseville has identified various constraints to housing production in an effort to address these concerns, and will endeavor to remove as many barriers as possible, in order to achieve the goals and objectives set forth in the Housing Element. The following represents findings which the City has determined as constraints to meeting its goals. Removal of these constraints must be balanced with other health, safety and welfare concerns.

GOVERNMENTAL CONSTRAINTS

Approval Process - At times there are constraints with respect to the staff resources required to process routine applications which does not permit sufficient time to devote to major projects.

Permits and Fees - City permits and fees create a significant impact on the cost of new residential housing development. Table X-10 lists the average fees for Roseville and four adjacent jurisdictions based on new construction of a 1,800 square foot home with a two-car garage. Roseville's permits and fees are approximately the same as the average for other cities in the area, but higher than those for the adjacent counties.

Building permit fees that are calculated on a flat-rate basis exert a heavier burden on smaller housing units, such as apartments and condominiums, than on larger, more expensive units. Although the smaller units may not necessarily create as great an impact on city services (e.g., sewer and water) per unit as the larger units, they are assessed the same building permit fees. Roseville is currently charging a flat rate on both sewer and water connection fees, and is using a single-valuation figure to assess the building permit fee, park tax fee, and traffic circulation fee.

Permit requirements and zoning can also impact affordability. As an example, mobile home parks must currently acquire special zoning and development standards. In addition, restrictions imposed by permits required within residential zoning districts currently hinder the development of emergency shelters and transitional housing.

Subdivision Standards - Information is not readily available regarding comparisons between Roseville's subdivision standards and those of surrounding communities. Interviews with local developers have revealed that Roseville's subdivision standards for street construction, street width, and requirements for sidewalks, curbs, and gutters are, in some respects, more stringent than areas in nearby Sacramento County.

Land Use Controls - All residential land use designations pose a constraint to residential development as the various conditions and building requirements which are imposed restrict the free market ability to construct housing.

Residential densities on the current Land Use Map have been based partially on the City's desire to maintain a traffic level-of-service LOS "C". This level-of-service is an accepted standard and a common planning tool used in urban jurisdictions in order to meet air quality and transportation goals.

Although this LOS standard may impose a constraint to any development which would generate additional vehicle trips, the City's Land Use and Circulation Elements provide for increased densities along proposed transit lines. The goals and policies which facilitate this pattern of development will lessen the constraint by providing opportunities for additional multi-family housing units. The Circulation Element details plans for increased transit opportunities within the time frame of the Housing Element (through 1996).

The Noise Element of the Roseville General Plan limits residential uses near noise sources and requires the implementation of noise mitigation, including the

potential construction of sound barriers, in certain instances. The cost of noise abatement may limit the potential for affordable housing. This is particularly important in Roseville because the City is not only divided by federal and state highways, but by the Southern Pacific Railroad yards.

The Growth Management component of the Land Use Element may also serve as a constraint to affordable housing production due to the limitations on the City's growth. However, while it is true that the Growth Management Component does limit growth in the City, the limitations are founded not on artificial caps or growth rates, but rather on the City's ability to adequately serve development. This includes the provision of water, wastewater, electric, parks and recreation, police and fire services, as well as school funding.

The limits identified in the Growth Management Component are based on the estimated maximum level of development that the City can provide for and still maintain adequate service levels. Allowing development beyond the identified limits could result in a lack of resources and reduced service levels which have the potential to directly impact the health, safety and welfare of City residents.

The concept of linking growth management to the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, including Policy 4 on page II-49 which states:

Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and that the public health, safety and welfare are protected.

The Growth Management Component recognizes that the growth limitations are based on current data and information, and that over time circumstances may change and new information may become available. A specified process and principles are identified that will be applicable should development beyond current limitations be considered (Growth Area Policies pages II-50 through II-52). These policies include the completion of studies to help define overall future holding capacities and the use of the specific plan

process to ensure comprehensive rather than incremental planning. It is through the specific plan process that the City has historically been most successful in securing the means to meet its identified affordable housing goals.

It should be noted that the Growth Management Component has provided for 1,000 additional dwelling units beyond those in the previous General Plan. These units are specifically earmarked for use by the City in implementing special programs such as density bonuses and development incentives for affordable housing. As a result, the Growth Management Component provides an additional tool to aid in meeting the goals and policies of the Housing Element.

Building Codes - Roseville enforces the standards set forth in the most recent revision of the Uniform Building Code (UBC), as amended by the State's Health and Safety Code § 17910. This law determines minimum residential building code requirements for all construction in the State of California. These requirements do not currently act as a constraint to development of affordable housing within the City.

Municipal Bond Financing - At the present time, the City's Charter allows the City Council to issue revenue bonds only after the City's voting populace has authorized such an action. Since the Charter does not make a distinction between standard revenue bonds that are secured by a City-owned revenue stream and Mortgage Revenue Bonds which are not, any mortgage bond issue which is planned by the City must be approved by the voters. Under the conditions imposed by the charter, the City can ask the voters to:

- Amend the Charter to allow Roseville to issue Mortgage Revenue Bonds without voter approval and which are not secured by City assets; or
- Issue a specific amount of Mortgage Revenue Bonds.

Twice in the early 1980s, the City requested voter approval to issue Mortgage Revenue Bonds without further voter approval. Both requests were turned down by the voters. The City will consider

implementing the Mortgage Revenue Bond Program through the Roseville Housing Authority and Redevelopment Agency.

NON-GOVERNMENTAL CONSTRAINTS

Based upon calculations included within the Housing Element Appendix of the General Plan, a "typical" multi-family rental project in Roseville can produce sufficient income at market rate to cover operating and debt service costs, and still realize an acceptable profit. Therefore, it is currently financially feasible to develop multifamily apartment complexes in Roseville which are affordable to middle and moderate income households. Some units will be able to be affordable to low income families earning 80 percent of the median income for the area. It is likely that most low and all very low income families will still need rent subsidies, however.

Interviews with two local residential developers, one of which is a local non-profit, indicate that financing for the development of multifamily housing is available in the Roseville area, and that there are not any mortgage deficient areas or under served income groups in the community for new construction or rehabilitation loans.

Interest Rates - A brief survey of interest rates indicates that interest rates in the Roseville area are comparable to interest rates in the surrounding communities.

Land Costs - Precise information regarding land and improvement cost differences between Roseville and surrounding cities is not readily available. Interviews with local developers, however, show that Roseville is within a middle range of affordability.

Construction Costs - Information regarding the construction costs in various neighboring areas is not readily available. Based on interviews with local developers, construction costs in Roseville appear to be comparable to construction costs throughout the region.

Community Opposition to High Density Housing - Higher density housing is often perceived by residents as undesirable when proposed adjacent to

their single-family neighborhoods. The predominance of single-family homes within the City of Roseville may be a constraint to the future development of medium-to-high density housing.

B. OUTLOOK

Existing and proposed governmental regulations, in the process of achieving accepted community goals (e.g. environmental protection, safety, etc.), may serve to impede development of affordable housing. However, the City is undertaking efforts, through the policies and implementation measures identified in this element, to lessen constraints to development where possible. Through improvements in the permit process and fee assessment system, unnecessary delay and expense in housing production can be reduced.

TABLE X-10

RESIDENTIAL FEE/TAX COMPARISON BY CITY AND COUNTY

Fee/Tax	Roseville (NWRSP)	Rocklin	Lincoln	Placer County Granite Bay	Sacramento County
Building Permit	752	1336	789	627	393
Plan Checking	733	868	511	316	322
Sewer	2600	3410	3132	3584	1104
Water Connection	1831	3418	2755	N/A	1958
Water Meter	0	125	121	0	0
Residential Construction	0	0	0	0	0
Park	1268	900	453	1040	700
Fire Service Construction	655	0	0	0	0
Traffic Mitigation	2251	3005	1958	2000	700
Strong Motion	9	8	10	6	0
Refuse	57	0	85	0	0
Drainage	0	0	0	0	667
Building Occupancy	0	0	0	0	0
Community Services	0	0	2230	0	0
Electric	1500	0	0	0	0
School Mitigation	2844	2844	2844	4342	2844
Total	\$14,500	\$15,914	\$14,888	\$11,916	\$8,688

Source: City of Roseville Community Development Department

C. GOALS AND POLICIES

GOALS: GOVERNMENT AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

- Goal 1* Provide staffing resources to process major projects in an efficient and timely manner.
- Goal 2* Streamline the permit process to minimize delays for affordable housing projects.
- Goal 3* Promote affordable housing development through the local government permit process.
-

Policies:	Governmental and Non-Governmental Constraints to Housing Production	<i>Implementation Measures</i>
1.	The City shall investigate options for increased administrative processing of routine applications, thereby reducing processing time and costs.	- <i>Process and Fee Structure Review</i>
2.	The City shall investigate options to restructure how fees are assessed.	- <i>Process and Fee Structure Review</i>
3.	The City shall review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.	- <i>Review of Subdivision Improvement Standards and Zoning Ordinance</i>
4.	Assign priority to educating the citizens of Roseville regarding the importance of providing affordable housing to support job growth.	- <i>Public Education Programs</i> - <i>Public Participation</i>
5.	The City shall attempt to implement a Mortgage Revenue Bond Program for both owner-occupied and rental properties.	- <i>Roseville Housing Authority and Redevelopment Division</i>

D. IMPLEMENTATION MEASURES

1. Process and Fee Structure Review (Ongoing)

The City shall continue to conduct a detailed review of the City's approval processes and fees, with the goal of revising, relaxing, or eliminating such processes and fees where appropriate. This review will be completed by January 1996.

The City staff is actively working to reduce the constraints in processing projects in order to facilitate development of affordable housing in the most timely and cost-efficient manner. Two areas which will require review are the 1) permit process, and 2) the permit fee structure.

Permit Process - The City shall, as part of the Zoning Ordinance update, review and revise, as appropriate, its permit review process. The Zoning Ordinance update is scheduled for completion by July 1, 1993. The City will work to increase planning staff authority in overseeing the processing of home occupations, lot line adjustments, and minor variances. This increase in authority will reduce the amount of time that Planning Commission must now spend in public hearings on routine and minor planning matters. As a result, staff and the Planning Commission will have more time to devote to major projects and, subsequently, facilitate project review in a more timely manner.

The City of Roseville's permit process currently allows the Planning Department to review several entitlements concurrently, thereby reducing the amount of time required to get permits approved. Affordable housing developments, in which time is an important factor in the development of a project, are often quickly processed.

Fee Structure - The City will review its existing flat rate fee system and work toward a graduated fee assessment system as a means of reducing the cost of housing development. By assessing fees on a per unit basis according to the impact it may have on public facilities, fee-imposed housing costs may be

reduced on smaller units. (*Policies 1 and 2*)

2. Review of Subdivision Improvement Standards and Zoning Ordinance (Ongoing)

The City, through the Public Works and Planning Departments, shall continue to review and modify Subdivision Improvement Standards and the Zoning Ordinance on an ongoing basis. The current review of the City's Zoning Ordinance and Improvement Standards will both be completed by July 1, 1993. The intent of this review is to ensure that current standards continue to represent the best means to achieve housing and other City objectives.

Properly-developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. For example, because the cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (e.g., lower per-unit land and infrastructure improvement costs due to higher densities). (*Policy 3*)

3. Public Education Program (Ongoing)

The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Roseville. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes. In addition, programs will target community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations, and other community groups; articles published in the local newspaper; the City's newsletter and through the Chamber of Commerce newsletter. (*Policy 4*)

4. Public Participation

(Ongoing)

The Planning Department will continue to encourage developers to meet with interested parties before the public decision making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. *(Policy 4)*

5. Roseville Housing Authority and Redevelopment Division

(Ongoing)

The Roseville Housing Authority and Redevelopment Division shall continue with its efforts to issue Mortgage Revenue Bonds, as authorized under federal statute, to assist low- to moderate-income first-time buyers in the purchase of housing. *(Policy 5)*

RESIDENTIAL ENERGY CONSERVATION

A. SETTING

An important consideration in the development of a comprehensive housing plan is that attention be given to the issue of energy conservation. Residential electricity rates of the City's Electric Department are generally less than those of PG&E and competitive with those in the Sacramento Municipal Utility District (SMUD). This component's goals and policies reflect the City's continued commitment to implement programs which incorporate conservation measures into the construction and maintenance of the City's housing, and reinforce the Water and Energy Conservation Component of the Public Facilities Element.

B. OUTLOOK

It is estimated that, based on a 30-year 10% mortgage, there will be a \$25 to \$30 increase in monthly payments needed to cover the cost of energy conservation standards and programs included in energy efficient housing. However, after five years, the savings in monthly utility bills will generally offset this expense. The result is that energy conservation programs can help reduce the percentage of income devoted to housing related costs through utility bill savings.

C. GOALS AND POLICIES

GOALS: RESIDENTIAL ENERGY CONSERVATION

Goal Continue efforts to conserve energy in housing construction and maintenance.

Policies:	Residential Energy Conservation	<i>Implementation Measures</i>
1.	The City shall continue operating its existing, cost-effective energy conservation programs.	<ul style="list-style-type: none">- <i>Peak Load Management Programs</i>- <i>Energy Conservation Retrofit</i>- <i>Energy Audits</i>- <i>Energy Efficiency Rebate</i>- <i>Title 24</i>
2.	Roseville shall continue to apply energy efficient requirements to all residential construction.	<ul style="list-style-type: none">- <i>Energy Conservation Retrofit</i>- <i>Energy Audits</i>- <i>Energy Efficiency Rebate</i>- <i>Title 24</i>- <i>Local Finance Programs</i>

D. IMPLEMENTATION MEASURES

1. Peak Load Management Program *(Ongoing)*

The Electric Department will continue to implement the peak load management program. This program offers an electric bill credit for permission to cycle off customer equipment when City load approaches the City's resource limits. *(Policy 1)*

2. Energy Conservation Retrofit Program *(Ongoing)*

The City's Electric Department will continue to offer rebates to all electric customers who install or upgrade their homes with energy conservation devices. Examples include installation of water or heat pumps to replace electric resistance units. Insulation, window sunscreens and compact fluorescent lighting are additional devices which qualify customers for the rebate program. This program will not only reduce customers' initial financial investment on energy efficient upgrades, but reduce monthly utility payments as well. *(Policies 1 and 2)*

3. Energy Audits *(Ongoing)*

The City's Electric Department will continue to provide energy audits. At the customer's request, an energy specialist from the City's Electric Department will conduct an energy audit of the customer's home, identifying cost-saving measures and low-cost or no-cost energy conservation practices; the energy specialist will perform a utility bill analysis and show the customer where the energy is being used. This service increases the customer's awareness and removes misconceptions of where high energy consumption occurs in the home, and may aid the customer in reducing home energy costs. *(Policies 1 and 2)*

4. Energy Efficiency Rebate *(Ongoing)*

The City's Electric Department will continue to offer its energy efficiency rebate. This program provides rebates to customers who implement energy efficient measures in their homes. *(Policies 1 and 2).*

5. Title 24 of the Building Code *(Existing)*

The City, through the Building Division, will continue to enforce Title 24 energy requirements which define construction standards that promote energy conservation. *(Policies 1 and 2)*

6. Local Finance Programs *(Proposed)*

The City shall pursue and continue to participate in the following Local Finance Program:

For description of program see pages X-56 and X-57.

- Non-Profit Organizations (Project GO)
(Policy 2)

EQUAL HOUSING OPPORTUNITY

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City will continue to provide assistance regarding equal housing opportunities through its Housing Authority Office. Some of the programs offered are summarized below:

- The Roseville Housing Authority provides information and referral service on housing matters, including complaints and/or questions regarding housing discrimination.
- The City promotes equal housing opportunity by sending informational fliers and posters to various public facilities (e.g., supermarkets, libraries, schools, etc.). These posters are also displayed year round at the Housing Authority office.
- When the Housing Authority staff is unable to adequately respond to questions, these questions are referred to the following offices:
 - Legal Services of Northern California, Auburn.
 - U.S. Department of Housing and Urban Development, Sacramento.
 - California Department of Fair Employment and Housing, Sacramento.
 - U.S. Civil Rights Foundation.

These agencies can accurately answer questions and advise on the proper course of action for problem resolution.

MONITORING PROGRAM

The success of the Housing Element in attaining the City's goals of ensuring housing for all economic segments of the community can only be achieved through a workable monitoring program. This program involves extensive data collection and analysis which can be used by the City to ascertain whether or not progress has been made towards the attainment of the goals and policies of the Housing Element. Monitoring the element has been identified as a significant part of the City's comprehensive housing strategy.

The following is a descriptive list of components which comprise the City's monitoring program:

Biennial Employer Survey - Conduct a survey of the major industrial, commercial and government employers within Roseville in order to obtain current demographic data on their employees. Data will include wage levels, household income, existing housing accommodations and expenses, household size, housing needs, etc.

Housing Supply Report - Conduct an annual survey of new housing prices by type of unit (i.e. single family, halfplex, condominium, townhouse, etc.), resale prices of existing homes by type of units, and rental rates of units by bedroom size. This survey will also determine the latest vacancy rate.

Annual Affordable Housing Performance Analysis - Obtain from the latest median income figures for Roseville residents from HUD, HCD or other available sources.

Prepare an annual analysis of all residential projects approved and/or constructed during the preceding year to determine the number/percentage of units set aside as affordable to very low and low income households by:

- unit type;
- number of units;
- approved sales prices/rental rates by bedroom size.

Housing Needs Report - The Housing and Redevelopment Division, utilizing the information obtained above, will submit an annual report of housing need to the Planning Commission and City Council which will outline:

- the number of units needed in each price range the preceding year;
- the number of units approved/constructed in each price range the preceding year;
- the number of units "shortfall" in each range;
- the number of units in each price range; and
- the number of units in each price range needed for the current year.

The City Council will adopt "Roseville's Annual Report on Housing Needs," which will serve as a guide for the review and action on proposed residential developments within the City.

Monitoring of Affordable Housing Development Agreements - The Housing and Redevelopment Division will review all affordable housing development agreements to verify the developer is in compliance with the agreement's terms and report the monitoring results to the City Council. The findings of the monitoring program will be included in the specific plan area (SPA) annual report to the City Council as required by each SPA's development agreement. If a SPA fails to comply with any requirement in the development agreement, the City Council would have the authority to restrict or stop development within the SPA.

TABLE X-11
SCHEDULE OF PROGRAMS
Program Purpose

STATE PROGRAMS	New Const	Re-Hab	Financing	Land Write Down	New Const Costs	Other	Low	Middle	Mod	Time Frame**	Implementing Agency	Comments
1. Predevelopment Loan Program	X		X				X				Housing	1
2. Rental Housing Construction Program	X		X				X				Housing	1
3. California Self Help Housing Program	X	X	X		X	X	X	X	X		Housing	
4. California Home Ownership Assist. Program	X		X			X	X	X	X		Housing	
5. California Housing Finance Program	X		X					X	X	Current	Housing	1
FEDERAL PROGRAMS												
6. Section 8						X	X			Current	Housing	
7. Community Development Block Grant		X		X	X	X	X			Current	Housing	
8. Section 202	X		X				X				Housing	2
9. Section 8 Mod Rehabilitation Program		X			X	X					Housing	
10. Low Income Housing Tax Credit	X		X			X	X	X	X		Housing	
11. Mortgage Credit Certificate			X					X	X	Current	Housing	4
LOCAL AND OTHER PROGRAMS												
12. Redevelopment	X	X	X	X	X	X	X	X			Housing	
13. Federal Home Loan Bank Board	X	X	X				X				Housing	
14. SAMCO/CCRC	X	X	X				X				Housing	
15. Density Bonus Program	X			X		X	X	X		Current	Housing	1
16. Affordable Housing Dev. Agreements	X					X	X	X		Current	Housing	1
17. 10% Affordable Housing Goal	X				X		X	X		Current	Housing	1
18. Investment Fund	X		X			X	X	X	X	1993	Housing	3
19. Reverse Annuity Mortgage		X				X	X	X	X		Housing	4
20. Residential Rehab Program		X				X	X	X		1993	Housing	
21. Condominium Conversion Ordinance						X	X	X		Current	Housing	
22. Office Conversion						X	X	X		Current	Housing	
23. Redevel Low & Mod Income Housing Fund		X	X				X	X	X		Housing	
24. Article 34 Amendment	X					X	X				Housing	5
25. Second Unit Ordinance	X	X			X		X	X	X	Current	Housing	
26. Priority Processing	X				X					Current	Housing	
27. Reduce Permits & Fees	X				X		X	X	X		Housing	
28. Subdivision Standards Review	X				X						Housing	
29. Mortgage Revenue Bonds	X		X					X	X		Housing	5
30. Mixed Use Developments	X			X	X		X	X	X	Current	Housing	1
31. Non-Profit Housing Corp.	X	X	X	X	X	X	X	X			Housing	
32. Housing Finance Plan						X	X	X			Housing	
33. Land Banking	X			X			X	X			Housing	
34. Non-Residential Construction Fee	X	X	X	X	X	X	X	X		1996	Housing	
35. Monitoring Program						X				Current	Housing	

1. Requires developer participation
2. Requires non-profit developer participation
3. Requires business sector participation
4. Requires lending institution participation
5. If needed

** Program without specific time frame will be implemented whenever projects which can utilize funding source are available

STATE AND FEDERAL PROGRAMS

A. STATE PROGRAMS

- **California Housing Finance Agency (CHFA)** issues tax-exempt bonds, through its Home Ownership Home Improvement Program, to provide low-interest financing for home purchase or rehabilitation by households in areas with a shortage of reasonably priced mortgage money, and in areas where revitalization is necessary. Private for-profit and non-profit sponsors of new construction are eligible to receive loan commitments through this program. Additionally, CHFA issues Redevelopment Agency SB 99 bonds to provide long-term, low-interest loans to finance rehabilitation or new construction in specified areas.
- **California Homeownership Assistance Program** issues funds through the Department of Housing and Community Development (HCD) to pay for up to 49% of a home in return for equity participation. Commitments for the funds can be made to non-profit and for-profit developers of new construction.
- **Rental Housing Construction Program** is administered through HCD and provides funds to develop rental housing, primarily for low-income groups, through local agencies or CHFA.
- **Predevelopment Loan Program** provides loans through HCD to local governments, housing authorities, or non-profit corporations for site acquisition and preparation, fees and bonding expenses. A separate fund is also available to the same entities for land purchase in urban and rural areas.
- **State Homeownership Program** - This program will provide a \$15,000 second deed of trust at a three percent interest rate in order to help middle-income home buyers purchase a home.

B. FEDERAL PROGRAMS

- **Section 8** provides direct rental assistance to very low-income families. Managed by a local housing authority, this federally-sponsored program distributes rental payments directly to the property owners.

The program's Moderate Rehabilitation Program provides certificates and vouchers directly to the property owner for rehabilitation of units.

The program's new construction funding is tied directly with the Section 202 program, in that it provides subsidies for rent on new construction of senior housing.

- **Section 202** provides long-term direct loans to private, non-profit sponsors to finance new construction for elderly and handicapped targeted income group members.
- **Community Development Block Grant (CDBG)** is a major federal program available to assist local government in the development of affordable housing. Funds are used to encourage the construction of low-income housing including the funding of: non-profit corporations in their housing construction projects to acquire or write-down the cost of land for residential units for low- and moderate-income households; and infrastructure improvements to assist in the construction of affordable housing.
- **Low Income Housing Tax Credits** Tax credits represent the federal government's largest effort to assist in the development of housing affordable to low-income households. The tax credits enable the owner of a rental complex that is affordable to low-income households to take an annual tax credit equal to 9% of the depreciable basis of the complex against the owner's federal tax obligation for up to 10 years.

LOCAL FINANCE PROGRAMS

A. LOCAL GOVERNMENT PROGRAMS

- ***Housing Finance Plan*** This Plan is to be developed by the City of Roseville to help finance the development of affordable housing.
- ***Housing Rehabilitation Program*** This program provides financial assistance to low-income owner-occupied and renter units for the purpose of repairing health and safety defects in the units and making general property improvements. The Housing Rehabilitation Program currently provides \$5,000 grants to elderly and very low-income owner-occupants; additionally, it grants low-interest loans of up to \$20,000 to low-income owner-occupants or renter-occupied units.

The program is funded through the Community Development Block Grant program and the City's Home Improvement Fund. Through this program, the City has financed the rehabilitation of approximately 10 houses per year over the past five years.

- ***Mortgage Credit Certificate Program (MCC)*** An example of the MCC program would provide a home buyer with an additional \$172 per month for principal, interest, taxes and insurance payments which would enable the home buyer to afford an extra \$16,500 in mortgage than they could otherwise afford. Using the \$25,000 average per unit subsidy projection, an additional \$8,500 in subsidies would be necessary to make the \$140,000 market rate unit affordable to middle-income home buyers.
- ***Mortgage Revenue Bonds (MRBs)*** MRBs are authorized by federal statute and issued through a Housing Authority and Redevelopment Agency. These bonds fund the MCC Program and assist low- to-moderate income first-time buyers.
- ***Redevelopment Low and Moderate Income***

Housing Fund California Community Development Law requires 20 percent of the tax increment, produced by a Redevelopment Plan Area, to be set aside to develop affordable housing.

- ***Residential Rehabilitation Program*** The City of Roseville uses a combination of federal and local funds to provide grants and low interest rate loans to low-income households for the purpose of rehabilitating existing owner-occupied and rental housing.

B. PRIVATE PROGRAMS

- ***California Community Reinvestment Corporation (CCRC)*** The Community Reinvestment Act, enacted by Congress in 1977, encourages local financial institutions to actively identify and help meet the credit needs of their communities. CCRC is an organization established by a consortium of federally chartered banks in California, which provide below- market rate financing for the development of affordable housing.
- ***Federal Home Loan Bank Board*** The Federal Home Loan Bank Board has established the Affordable Housing Plan (AHP) which provides grants for the development of affordable rental housing.
- ***Non-Profit Housing Corporations*** The establishment of a strong locally-based non-profit housing development corporation committed to working with the City, business and development communities, could play a significant role in successfully implementing the affordable housing program through the development and long-term management of affordable housing. This type of non-profit firm could perform functions that the City, business and development communities are either unable or unwilling to undertake on their own.

As an advocate for affordable housing, this type of corporation may educate the community about the current and projected need for affordable housing through presentations, articles and workshops; it could develop and manage affordable housing for very low- and low-income households that is not being provided by private developers; the non-profit firm may apply directly for state and federal housing funds, and can solicit funding from private sources and foundations; and, finally, the Roseville Charter allows the City to sell surplus property to non-profit firms headquartered in the City without holding a competitive bid.

A non-profit Housing Development Corporation, working actively with the City, could develop complexes which are structured to support themselves using the initial subsidies available and the income produced by the project; and it could ensure the physical and economic health of the complex through strong management, consistent maintenance, and prudent financial reserve.

the same below-market rate financing as CCRC towards the production of affordable housing.

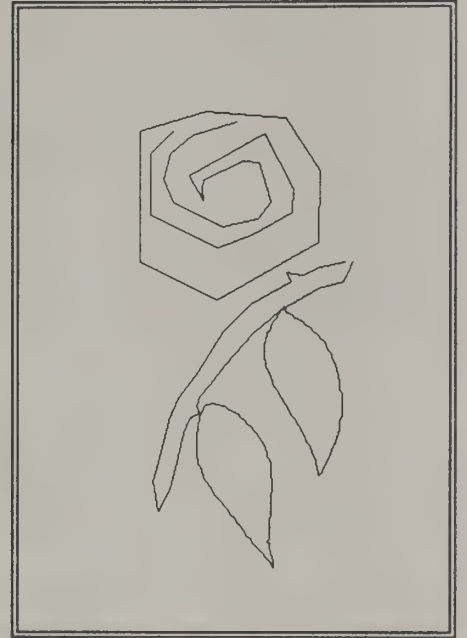
- **Other Non-Profit Corporations** Project Go is a non-profit organization that offers free weatherizing services for low-income households in the Roseville area. Weatherizing helps to reduce energy bills, thereby providing a means of keeping housing affordable. Between January 1985 and November 1990, Project Go installed free energy conservation measures in approximately 1,700 homes in the Roseville area. Due to increasing financial constraints, it is anticipated that Project Go will only be able to perform these services for 1,000 homes over the next 5 years.
- **Reverse Annuity Mortgage** The creation of a home equity conversion program (reverse annuity mortgage) would work in conjunction with local financial institutions to allow elderly homeowners a method of extracting equity out of their homes for repairs and as supplemental income.
- **Savings Association Mortgage Company (SAMCO)** This organization, established by local Saving and Loan Corporations, provides

ENDNOTES

1. California Department of Finance. Population and Housing Estimates. January 1, 1991.
2. Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation Plan. June 1990.
3. U.S. Department of Commerce, Bureau of the Census. 1990 Decennial Census. July 1990.
4. U.S. Department of Housing and Urban Development (HUD). February 1990.
5. County of Placer. Placer County Economic Development Strategy. April 25, 1990.
6. City of Roseville Planning Department. Quarterly Report. June 1990.
7. U.S. Department of Commerce, Bureau of the Census. Special Census. 1985.
8. City of Roseville. Community Development Department.

*Items 2, 3, 5 and 8 are taken from the 1991 Housing Update.

XI. GLOSSARY



2 0 1 0

City of Roseville

A to Z

GLOSSARY OF TERMS

Acre-foot. Quantity of water covering an acre to a depth of 12 inches; units of measurement used in water contracts; an acre-foot is equal to 326,000 gallons.

Affordability. The maximum percentage of income determined to be appropriate for allocation to housing needs:

Homeowner household - Housing costs for middle- to above moderate-income households should not exceed the maximum percentage of gross income allowed by mortgage lenders for qualifying home buyers, estimated at 35 percent; maximum housing costs for low-income households, including principal, interest, taxes and insurance, should not exceed 30 percent of gross household income.

Renter household - Maximum rent for very low- and low-income households should not exceed 30 percent of gross household income; maximum rent for middle-income households should not exceed 35 percent of gross household income; moderate- and above moderate-income households are determined not to require rental housing assistance, and should pay whatever they decide to be appropriate.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Archaeological. Relating to the material remains of past human life, culture or activities.

Article 34. This referendum is a provision in the State Constitution which requires that voter approval must be obtained before any public entity undertakes programs to own, manage or finance housing where more than 49% of the units are set

aside specifically for those in the low-income category.

Ambient Air Quality. The atmospheric concentration (amount in a specified volume of air) of a specific compound as actually experienced at a particular geographic location that may be some distance from the source of the relevant pollutant emissions.

Ambient Noise Level. The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environment noise at a given location.

Assisted Unit. A housing unit which is currently bound, as a result of receiving financial assistance by federal, state or local regulations, to remain affordable to lower income households.

Assumptions. Assumptions are conditions, events or forces that are expected to exist or occur no matter what we do in a particular planning effort.

Attainment Area. An area that is in compliance with the national and/or California ambient air quality standards for a particular pollutant.

Best Available Control Technology (BACT). The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

Bikeways. A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Capital Improvements Program (CIP). A program, administered by a city or county government, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Carbon Monoxide (CO). A colorless, odorless gas resulting from incomplete combustion of fossil fuels. CO interferes with the blood's ability to carry oxygen to the body's tissues and results in numerous adverse health effects.

CNEL. Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 pm to 10:00 pm and ten decibels to sound levels in the night before 7:00 am and after 10:00 pm.

Condominium. The legal arrangement in which a dwelling unit in an apartment building or residential development is individually owned but in which the common areas are owned, controlled and maintained through an organization consisting of individual property owners.

Congestion Management Plan (CMP). A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

Conservation. The maintenance of housing affordability through the use of various programs aimed at either reducing rents or preventing the units from being converted to uses other than affordable housing.

Consistency. Consistency of a proposed project is the degree to which it complies with the General Plan policies and overall intent of the Plan; the project must represent a balanced compliance with all of the General Plan policies.

Constraints. Constraints are physical, economic, social or political circumstances which impede or make more difficult the response to an issue.

Decibel, Db. A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure, which is 20 micropascals (20 micronewtons per square meter).

Density. The average number of families, persons or housing units per unit of land; usually density is expressed "per acre". Thus, the density of a development of 300 units occupying 40 acres is 7.5 units per acre.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing or preservation of an amenity at the same site or at another location.

Density Transfer. A way of retaining open space by increasing densities - usually in areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas.

Electric and Magnetic Fields (EMF). Electric and magnetic fields (in combination called electromagnetic fields) are found throughout nature and in all living things. Electromagnetic fields surround everything electrical, from small kitchen appliances, to high-voltage power lines. There is some concern and much study being done to determine whether electromagnetic fields from overhead power lines can pose a health threat.

Emission Offsets. Enforceable emission reductions from existing sources to partially or completely offset anticipated emission increases

associated with new or modified sources. Historically, emission offsets have applied to stationary rather than mobile sources.

Emission Rates. The amount of pollutants emitted during a particular period.

Floor Area Ratio (FAR). The percentage of total floor area (including all floors and not just the "foot print" of a building) when compared to the lot or parcel area.

General Plan. The General Plan is a document prepared under provisions of State law which describes and documents a community's decisions concerning its future.

Greenbelt. A strip of land reserved for open space or park land between two developed areas, often providing pedestrian or bicycle connections between the developed areas.

Gross Developable Acre. The land remaining after overhead power lines and their easements, areas within the designated 100 year flood plan, and any lands not designated for residential uses are subtracted.

Goal. An ideal future end, condition or state related to the public health, safety or general welfare toward which planning policies and implementation measures are directed. General expressions of community values and therefore, somewhat abstract in nature. They are often not quantifiable, time-dependent, or suggestive of specific actions for achievement.

Gross Income. Total income before taxes or other deductions.

Group Quarter. A complex which houses non-related groups of people (e.g., orphanages, convalescent homes, etc.)

Historic. Associated with an important local, state or national event, or representing an outstanding example of an architectural period.

Housing Costs. Principal, interest, taxes and insurance payments paid by the homeowner; rent payment and utilities paid by the renter.

Implementation. Implementation is everything that is done to carry out an adopted General Plan. Organized set of actions or activities carried out in response to adopted policy or to achieve certain objectives.

ISO (Insurance Services Office) Rating. A measure of a fire department's effectiveness in fighting area fires. This rating is based on the facilities and equipment, personnel and quantity of water available for fire fighting.

Income Categories. The City recognizes five income categories:

Very Low - Household income is 50 percent or less of the median income for a household of similar size.

Low Income - Household income is between 50 and 80 percent of the median income for a household of similar size.

Middle Income - Household income is between 80 and 100 percent of the median income for a household of similar size.

Moderate Income - Household income is between 100 and 120 percent of the median for a household of similar size.

Above Moderate Income - Household income is greater than 120 percent of the median income for a household of similar size.

Indirect Source. A facility, building, structure, or installation, or combination thereof, that generates or attracts mobile sources, thereby resulting in air emissions.

L_{dn}. Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound

levels in the night after 10:00 pm and before 7:00 am.

L_{eq} . Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

L_{max} . The maximum sound level recorded during a noise event.

L_n . The sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded 10 percent of the time (L_{90} , L_{50} , etc.)

Level of Service. A scale that measures the operating capacity likely to be encountered on a roadway or at the intersection of roadways, based on a volume-to-capacity ratio, with levels ranging from A to F, with A representing the lowest volume-to-capacity ratio and the highest level of service.

Liquefaction. Process by which loose, sandy soil with a high water content is shaken as a result of earthquake activity, and loses its ability to act as a solid surface and support structures.

Material Recovery Facility (MRF). System which will separate and recover waste products for recycling, reuse or conversion to energy resources.

Median Income. The income level at which 50 percent of total households earn more and 50 percent of the households earn less. The Roseville General Plan uses figures for the Sacramento Metropolitan Statistical Area (SMSA), as identified by HUD to determine income levels for the City of Roseville. Figures are updated approximately every 18 months.

Mitigate. To ameliorate, alleviate or avoid to the extent reasonable feasible. According to CEQA, mitigations include: a) avoiding an impact by not taking a certain action or parts of an action; b) minimizing an impact by limiting the degree or magnitude of the action and its implementation; c) rectifying an impact by repairing, rehabilitation, or

restoring the environment affected; d) reducing or eliminating an impact by preserving and maintaining operations during the life of the action; e) compensating for an impact by replacing or providing substitute resources or environments.

Mitigation Fee. A fee assessed on a source of pollutants that is based on the amount of pollutants emitted. Such a fee can be assessed either in lieu of or in addition to emission offset requirements.

Multi-Family Unit. A complex containing 3 or more family living units, including group quarters.

Neighborhood. An area with a distinct identity owing to natural or artificial boundaries, the character of land uses in that area, and transportation patterns. A neighborhood may or may not have precise boundaries.

Net Acre. Assumes developable land after roadways, highways, easements and other encumbrances are extracted.

Nitrogen Oxides (NO_x). A combination of nitric oxide (NO) and nitrogen dioxide (NO_2). NO_x that is typically generated during combustion processes and is a major contributor to smog formation and acid deposition.

Noise Exposure Contours. Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and L_{dn} contours are frequently utilized to describe community exposure to noise.

Nonattainment Area. An area identified by the EPA and/or the California Air Resources Board as not meeting either the national or California ambient air quality standards for a given pollutant.

Open Space. An area with few or no paved surfaces or buildings, which may be primarily in its natural state or improved for use as a park.

Opportunities. Opportunities are existing or future situations that provide an effective way to

respond to an issue.

Ozone (O₃). A pungent, pale-blue reactive gas consisting of three oxygen atoms. Ozone is the product of the photochemical process involving solar energy and is a major component of photochemical smog.

Ozone Layer. A layer of ozone 12-15 miles above the earth's surface that helps filter out harmful ultraviolet rays from the sun. It may be contrasted with ground level ozone that forms at the earth's surface and is harmful to human health.

Ozone Precursor Emissions. The combined emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x) that form in the presence of sunlight to form ozone.

Para-transit. Refers to transportation services that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility impaired.

Peak Hour/Peak Period. For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours duration.

Planning. Planning is thinking and doing something about the future now.

PM₁₀. An air pollutant consisting of solid or liquid matter, such as dust, soot, aerosols, fumes, and mists less than 10 microns in size. PM₁₀ causes visibility reduction and adverse health effects.

Policy. A specific statement or principle of guiding actions which implies clear commitment but may not be mandatory. Clear statements which guide decision-making.

Pollutant Emissions. The amount (usually stated as a weight) of one or more specific

compounds introduced into the atmosphere by a source or group of sources.

Reactive Organic Gases (ROG). Any gaseous compound containing carbon except methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides, carbonates, ammonium carbonates, and halogenated hydrocarbons. ROG are one of the two classes of compounds (the other is NO_x) that are precursors to the formation of ozone.

Rideshare. A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Riparian. Referring to the wildlife and vegetation associated with a river or stream.

Second Unit. An attached or detached dwelling unit, which provides complete and independent living facilities ancillary to a main dwelling unit on the same premises. A second unit includes permanent independent facilities for eating, sleeping, cooking, and sanitation. Dwelling units of this type provide an affordable housing solution for small, low-income households (usually 1-2 persons).

SEL or SENEL. Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

Single Family Dwelling. A freestanding unattached dwelling or a maximum of two attached independent dwellings.

Solid Waste. Term used to describe the mixture of items discarded by agricultural, residential and non-residential activities.

Sound Level. The sound pressure level in

decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Specific Plan. A tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include detailed regulations, conditions, programs and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan elements or a portion thereof.

Sphere of Influence. All territory within an agency's existing incorporated boundaries and other areas outside its incorporated boundaries recognized by LAFCo as bearing relationship to the jurisdictions planning efforts. Sphere of influence areas outside incorporated boundaries are considered likely to be annexed by the jurisdiction.

Special-Status Species. Plant and animal species which are typically listed (State and Federal) as endangered, rare and threatened, plus those species considered by the scientific community to be deserving of such listing.

Traffic Model. A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted to various non-residential land uses.

Transit. The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transportation Control Management/ Measures (TCM). Any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions. TCM is an umbrella term for parking management, traffic management, and transit management.

Transportation Systems Management (TSM). A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps and one-way streets.

Truck Route. A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Urban. In the context of development, describing higher intensity non-rural development with a high level of improvements such as curbs, gutters, sidewalks, storm drains, underground sewer lines, paved roads and other public improvements.

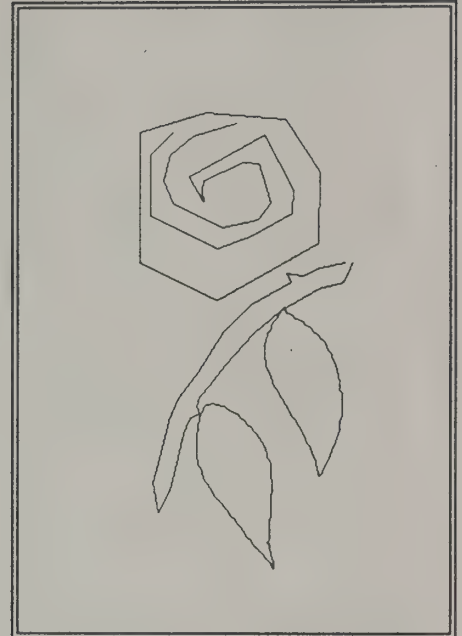
Vacancy Rate. The number of vacant units expressed as a percentage of total units. This figure serves as a general indicator in determining the adequacy of housing supply relative to demand.

Vernal Pools. Small, hardpan-floored depressions in valley grasslands that fill with water during wet winter months.

Wetlands. Lands that are transitional between earth and water systems, where the water table is usually at or near the surface of the land and where the land is covered by shallow water. Wetland types include intermittent drainage systems, seasonal swales and vernal pools.

Zero lot line. A type of development in which one wall of a house coincides with one of the boundaries of the parcel on which it is located.

XII. APPENDIX



2 0 1 0

City of Roseville

GENERAL PLAN APPENDIX

The General Plan Appendix Includes the Following:

Appendix 1: Adopting Resolution

Appendix 2: References

Appendix 3: Housing Element Appendix

- A: Subsidy Calculations
- B: Density Bonus Subsidy
- C: Annual subsidies Needed
- D: Projection of Revenue
- E: Multifamily Development Income Requirements
- F: Review of 1988 Housing Element
- G: Public Participation
- H: Distribution of Quantified Objectives

Appendix 1

ADOPTING RESOLUTION

RESOLUTION NO. 92-321

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ROSEVILLE GENERAL PLAN
AND REPEALING FORMER GENERAL PLANS

WHEREAS, Section 65300 of the Government Code of the State of California provides that each City shall adopt a General Plan; and

WHEREAS, in 1977 the City of Roseville adopted a general plan which has been amended from time to time; and

WHEREAS, the said general plan has become outdated and in need of replacement; and

WHEREAS, the City Council appointed an ad hoc General Plan Committee to advise it regarding the adoption of a replacement general plan; and

WHEREAS, the General Plan Committee, Transportation Commission, Public Utilities Commission, Parks and Recreation Commission and the Planning Commission of the City of Roseville have each held numerous public hearings over a period lasting more than two (2) years at which a proposed 2010 General Plan was considered, and each has recommended that said proposed 2010 General Plan be adopted; and

WHEREAS, the City Council has held public hearings on the proposed 2010 General Plan on October 21, 1992, October 28, 1992, and November 18, 1992 at which evidence and testimony regarding the proposed 2010 General Plan was received and considered; and

WHEREAS, the City Council finds and determines that it is in the best interest of the public health, safety and welfare to adopt said proposed 2010 General Plan; and

WHEREAS, by Resolution no. 92-320, adopted November 18, 1992, the City Council has previously certified an Environmental Impact Report for the proposed 2010 General Plan pursuant to the California Environmental Quality Act:

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The proposed 2010 General Plan is hereby adopted as "The General Plan of the City of Roseville".

2. The Planning Director, is hereby directed to cause the printing and binding of the General Plan, and to file a copy thereof with the City Clerk.

3. The former general plan and all of its amendments are hereby repealed.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of November, 1992, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Fred M. Jackson, Harry Crabb, Jr., Mel Hamel, Bill Santucci
NOES	COUNCILMEMBERS:	Pauline Roccucci
ABSENT	COUNCILMEMBERS:	None

John J. Moore
MAYOR

ATTEST:

Helen Florence
City Clerk

Appendix 2

REFERENCES

REFERENCES

The following documents were used in the preparation of the General Plan. This information can be obtained through the Planning Department.

1. General Plan Update Issue Papers
 - a. Schools, December 1990
 - b. Public Facilities, January 1991
 - c. Open Space & Conservation, March 1991
 - d. Urban Reserve, May 1991
 - e. Parks & Recreation, June 1991
 - f. Housing, July 1991
 - g. Safety, September 1991
 - h. Circulation, October-November 1991
 - i. Air Quality, December 1991
 - j. Land Use, February 1992
2. Angus McDonald - Marketing Analysis for the Traffic Model, December 1991
3. Roseville General Plan (1977 and other amendments)
4. Southeast Roseville Specific Plan and EIR
5. Northeast Roseville Specific Plan and EIR
6. Northwest Roseville Specific Plan and EIR
7. North Central Roseville Specific Plan and EIR

Appendix 3

HOUSING ELEMENT APPENDIX

APPENDIX 3-A

1. TOTAL SUBSIDY CALCULATIONS

	Market	20% Low (80% Median)	20% Very Low (50% Median)	20% Very Low (30% Median)
1 BR				
Market				
Rent	\$496	\$496	\$496	\$496
Units	53	42	42	42
Subsidized				
Rent		525	329	197
Units		10	10	10
2 BR				
Market				
Rent	600	600	600	600
Units	90	72	72	72
Subsidized				
Rent		675	421	253
Units		18	18	18
3 BR				
Market				
Rent	736	736	736	736
Units	7	6	6	6
Subsidized				
Rent		774	487	290
Units		2	2	2
Laundry (\$6/Unit/mo)	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800
Gross Revenues 917,424	1,036,080	1,036,080	974,280	
Less Vacancy (5%)	51,804	51,804	48,714	45,871
Net Operating Income	984,276	984,276	925,566	871,553
Appraised Value (8.5% Cap)	11,579,718	11,579,718	10,889,012	10,253,565
Loss of Value			690,706	1,326,153
Loss of Value* (Per Unit)**			23,024	44,205

* Value of Market rate complex minus value of Subsidized complex.

** Loss of value divided by affordable units (30).

Subsidized rent levels are equivalent to 30% of the median income for each income category.

2. Subsidy Ranges

- 1,734 Very Low income units

\$ 23,024	required subsidy	\$ 44,205
<u>x 1,734</u>	units	<u>x 1,734</u>
\$39,923,616	(range)	\$76,651,470

- 1,190 Low income units

\$ 0	required subsidy	\$ 23,024
<u>x 1,190</u>	units	<u>x 1,190</u>
\$ 0	(range)	\$27,398,560

- Total subsidy range (2,924 total units)

\$39,923,616	Very Low Income	\$76,651,470
<u>+ 0</u>	Low Income	<u>+ 27,398,560</u>
\$39,923,616	(range)	\$104,050,030

- Average subsidy

\$104,050,030	Maximum	
<u>+ 39,923,616</u>	Minimum	
\$143,973,646	÷ 2 =	\$ 71,986,823

3. Average Subsidy Calculations (numbers taken from Part 1 above)

- Very Low income average subsidy

\$ 23,024	
<u>+ 44,205</u>	
\$ 67,229	÷ 2 = \$ 33,614

- Low income average subsidy

\$ 0	
<u>+ 23,024</u>	
\$ 23,024	÷ 2 = \$ 11,512

4. In the City's opinion a subsidy of approximately \$25,000 per purchase unit will be necessary to bring the market price of such a unit affordable to middle income homebuyers. The \$25,000 per unit subsidy is a result of the following assumptions:
- 3 bedroom/2 bath attached or detached home on a small lot in one of the specific plans
 - Market value of the home is approximately \$140,000
 - Given underlying Mello-Roos and Lighting\Landscape District assessments and assuming 90% financing at 10% interest, the home must be priced at \$115,000 to be affordable to a middle income household.

APPENDIX 3-B

DENSITY BONUS SUBSIDY VALUE CALCULATIONS

Density Bonus units have a subsidy value equivalent to the increase in Net Operating Income/unit caused by the addition of the Density Bonus Unit.

Net Operating Income/unit is calculated by comparing the annual payment associated with the financing of a unit with the gross income produced by that unit.

- Using portions of a pro-forma developed for the previous Housing Element, the Total Cost/unit is calculated as follows.

Total Development Costs	\$ 7,506,677
Less: Land Costs	<u>- 900,000</u>
Total Cost/unit	\$ 6,606,677 ÷ 150 units = \$44,044

(Land costs will not increase with the addition of density bonus units)

- Financing associated with Total Cost/unit is based on a 30 year loan at 11 % covering 100 % of cost. Annual payments on a \$44,044 loan would be \$5,066.
- Gross Income is derived as follows.

Mean rent (weighted)	\$ 583	
Laundry	<u>+ 6</u>	
Total	\$ 589	X 12 months = \$7,068
Less: Vacancy (5 %)		<u>- 353</u>
Gross Income/unit/year		\$6,715

- Net Operating Income is equal to Gross Income - Annual loan payments.

Gross Income	\$6,715
Loan payments	<u>-5,066</u>
Net Operating Income	\$1,649

Density Bonus Units, therefore, have a subsidy value of \$1,649/unit.

APPENDIX 3-C

ANNUAL SUBSIDIES NEEDED TO SUPPORT BELOW MARKET RATE UNITS

It has been determined that the annual subsidy needed to support a below market rate unit is equivalent to the loss in annual income caused by that unit. The following calculations are derived from Appendix A.

	Income Level			
	Market	80% Median	50% Median	30% Median
Gross Revenues	\$1,036,080	\$1,036,080	\$974,280	\$917,424
Income Loss	-0-	-0-	61,800	118,656
Loss/unit	-0-	-0-	2,060	3,955

- Low Income (50% - 80% Median) Average Loss

$$\begin{array}{rcl}
 \$ 2,060 & & 50\% \text{ of Median} \\
 + \quad 0 & & 80\% \text{ of Median} \\
 \hline
 \$ 2,060 & \div 2 = & \$ 1,030/\text{unit}
 \end{array}$$

- Very Low Income (Less than 50% Median) Average Loss

$$\begin{array}{rcl}
 \$ 3,955 & & 30\% \text{ of Median} \\
 + \quad 2,060 & & 50\% \text{ of Median} \\
 \hline
 \$ 6,015 & \div 2 = & \$ 3,007/\text{unit}
 \end{array}$$

The annual subsidies required to supplement lost income for Low income units is \$1,030/unit, and the amount required for Very Low income units is \$3,007/unit.

APPENDIX 3-D

ASSUMPTIONS USED IN THE PROJECTION OF STATE, FEDERAL, AND LOCAL REVENUES THE CITY OF ROSEVILLE COULD CAPTURE DURING THE NEXT 5 YEARS

Equivalent Subsidy Value (ESV) refers to the actual subsidy received from a state, federal, or local program in the form of reduced interest payments, grants, deferred loan payments, etc. The purpose of calculating an ESV is to determine the actual amount of a program's funding which can be used to subsidize housing costs. The ESV is calculated by subtracting the cost of repaying the program financing from the cost of repaying a market rate loan. The remainder represents the subsidy amount which is available on the project. In the case of rental subsidies, the number of units constantly assisted over a 20 year period is multiplied by the subsidy figure calculated in Appendix A (\$23,024 for Low income units, and \$44,205 for Very Low income units). If the funding repayment is deferred until the property is sold, the entire program funding is considered a subsidy, since the housing payment does not have to be structured to repay the program funding.

State Programs

1. Predevelopment Loan Program

Assume 2 projects are partially financed using the maximum loan amount of \$75,000 per project. Assume the loan is a 3 year, 7% note, and the average market rate is 11%.

●	Estimated Funding	\$150,000
●	Interest Savings (ESV)	
	Interest + Principal (Market Rate-11%)	\$184,146
	Predevelopment Loan Rate (7%)	<u>-171,473</u>
		\$ 12,673

2. Rental Housing Construction Program

Assume 10 Very Low income and 10 Low income units are fully financed at an average per unit subsidy of \$44,205 and \$23,024, respectively. Assume the funding is in the form of a 0% loan with repayments deferred for 30 years.

● Estimated Funding, and ESV

\$44,205 /unit		\$23,024 /unit		
x 10 units		x 10 units		
\$442,050	+	\$230,240	=	\$672,290

3. California Self Help Housing Program

Assume 15 homes are constructed for Low income households using the maximum program financing of \$15,000 per unit. Assume the homes are occupied by the families and the loans are forgiven.

- Estimated Funding and ESV $\begin{array}{r} \$15,000 \text{ /unit} \\ \times \quad 15 \text{ units} \\ \hline \$225,000 \end{array}$

4. California Home Ownership Assistance Program

Assume the City receives the maximum available loan of \$200,000. Payment is deferred until the homes assisted through the program are sold by their owners.

- Estimated Funding and ESV $\begin{array}{r} \$200,000 \end{array}$

5. California Housing Finance Agency (Mortgage Revenue Bonds)

A. Single family - Assume 25 homes are financed through this program with a 30 year loan and an interest rate that is 2% below an average market rate of 11%. Average mortgage is \$100,000.

- Estimated Funding (Loan Amount) $\begin{array}{r} \$100,000 \text{ /home} \\ \times \quad 25 \text{ homes} \\ \hline \$2,500,000 \end{array}$

- Interest Savings (ESV)
 $\begin{array}{r} \text{Interest + Principal (market rate-11\%)} \\ \text{Mortgage Revenue Bond Rate} \end{array} \begin{array}{r} \$8,626,845 \\ -7,300,226 \\ \hline \$1,326,619 \end{array}$

B. Multifamily - Assume 150 apartment units are financed through this program at an interest rate that is 2% below an average market rate of 11%. The amount of the loan is equal to 70% of the market value of the apartment complex, as calculated in Appendix A.

- Estimated Funding (Loan Amount) $\begin{array}{r} \$11,579,718 \\ \times \quad .70 \\ \hline \$8,105,803 \end{array}$

● Interest Savings (ESV)	
Interest + Principal (Market Rate-11%)	\$27,971,002
Mortgage Revenue Bond Rate (9%)	<u>-23,669,679</u>
	\$ 4,301,323

Federal Programs

6. Section 8 Certificate and Housing Voucher Programs

Assume the Roseville Housing Authority received approximately \$200,000 worth of Housing Voucher each year.

● Estimated Funding and ESV	\$200,000 /year
	x <u>5</u> years
	\$1,000,000

7. Community Development Block Grant Program

Assume the City received an average of \$200,000 per year and allocates \$150,000 annually for housing activities. Also assume that 1/3 of these funds will be used for housing rehabilitation projects, and, hence, unavailable for new construction.

● Estimated Funding and ESV	\$150,000 /year
	x <u>5</u> years
	\$750,000
\$750,000 ÷ 3 =	<u>- \$250,000</u>
	\$500,000

8. Section 202 Program

Assume funding for 75 Section 202 units are awarded to Roseville nonprofit at an interest rate which is 2% below an average market rate of 11%. The amount of the loan will be one-half the value of the loan calculated in #5.B (CHFA - Multifamily) of the State Programs section above.

● Estimated Funding (Loan Amount)	\$4,052,902
● Interest Savings (ESV)	
Interest + Principal (Mkt.Rate-11%)	\$13,985,503
Mortgage Revenue Bond Rate (9%)	<u>-11,834,841</u>
	\$ 2,150,662

9. Section 8 Moderate Rehabilitation Program

Assume 25 units are rehabilitated and their rents are subsidized through the Section 8 Program for 15 years. The Section 8 contract would be worth \$100,000 per year for 15 years.

- Estimated Funding and ESV \$1,500,000

10. Low Income Housing Tax Credits

Project GO recently received tax credits worth \$2,100,000 for an 80 unit apartment complex development. Assume that one more similar project will be developed over the next 5 years.

- ESV \$2,100,000

Local and Other Programs

11. Redevelopment

Assume the Redevelopment Agency generates an average of \$500,000 per year over the next 5 years. 20% of these funds will be available for housing activities. Also assume that 20% of these funds will be used for redevelopment projects, hence, unavailable for new construction.

- Estimated Funding and ESV
\$ 500,000 /year
x 5 years
\$2,500,000
(Low/Mod. Set-aside) x .20
\$ 500,000
x .80
\$ 400,000

12. Federal Home Loan Bank Board - Affordable Housing Program

Use the same assumptions used in #3 (Section 202 Funding) of the Federal Programs section above.

- Estimated Funding \$4,052,902
- Interest Savings (ESV) \$2,150,662

13. Savings Associations Mortgage Company (SAMCO)

Use the same assumptions used in #3 (Section 202 Funding) of the Federal Programs section above.

● Estimated Funding	\$4,052,902
● Interest Savings (ESV)	\$2,150,662

14. Density Bonus Program

Assume 100 Density Bonus units are awarded over the next 5 years. The value of each Density Bonus unit is \$1,649, as calculated in Appendix B.

●	ESV	\$ 1,649 /unit x 100 units \$164,900
---	-----	--

TOTAL EQUIVALENT SUBSIDY VALUE

ESV from State sources	\$ 6,737,905
ESV from Federal sources	7,250,662
ESV from Local sources	<u>+ 4,866,224</u>
TOTAL EQUIVALENT SUBSIDY VALUE	<u>\$18,854,791</u>

APPENDIX 3-E

NET OPERATING INCOME REQUIRED BY NEW MULTIFAMILY DEVELOPMENT

Note: This is the same project outlined in Appendix A.

1.	Development Costs		
	Land	\$	5,250,000
	Non-Land		6,607,711
	Total	\$	11,857,711
2.	Financing		
	Owner Equity	\$	5,217,393
	Permanent Financing		6,640,318
	Total	\$	11,857,711
3.	Net Operating Income		
	Debt Service	\$	763,800
	Required Net Operating Income	\$	840,180

Assumptions:

1. Land costs are based on \$35,000 per 6,000 square foot lot, as indicated in Table 16 on page 55. The project consists of 150 units.
2. Non-Land development costs are the same as outlined in the affordable Housing Task Force Report prepared for the 1988 Housing Element Update.
3. 44% of the financing comes from owner equity, and 55% of the financing is in the form of an 11%, 30 year loan.
4. The Debt Service is the annual payment required on an 11%, 30 year loan amount of \$6,640,318.
5. Required Net Operating Income is equivalent to the debt ratio times the Debt Service (assuming a required debt ratio of 1.1).

APPENDIX 3-F

REVIEW OF 1988 HOUSING ELEMENT

The Roseville City staff has determined that the policies, action plans, and programs that were established in the 1988 Housing Element have been reasonably effective in providing affordable housing for the City of Roseville.

In general, the policies and implementation strategies that were in the 1988 Element have not been modified. This component examines policies, implementation measures and specific programs which were introduced in the 1988 Housing Element and determines their effectiveness.

The City of Roseville has established an aggressive affordable housing program; it attempts to utilize as many affordable housing tools as possible to help meet the goals it has established. The list of programs from the previous Housing Element offers a wide variety of choices which can be used as appropriate to assist in the development of affordable housing. Having a large menu of options to choose from is preferable to limiting the City to a list of options which includes only those programs and plans currently being utilized.

As expected, some of the programs which were mentioned in the previous Housing Element have not been implemented. These programs are generally not implemented for one of the following reasons: 1) insufficient staff time to implement programs, 2) specific applications and/or need for programs, or 3) inappropriateness of the program relative to existing needs.

Unless otherwise specified, the programs which were not implemented continue to be important potential sources of affordable housing assistance and will remain in the Housing Element for possible future use. These programs will be implemented if a particular need for the program exists, and if sufficient staff time and resources are available to implement the program. Those programs that were implemented represented realistic methods of

satisfying particular needs.

In some cases, the City failed to meet specific deadlines which were set for project completion or implementation. New time frames have been established for these programs as well as for other programs for which time frames are appropriate. In general, these time frames are guidelines. Most of these projects require substantial staff time and City funding. If these projects cannot be completed because of a lack of resources, the City's best option is to reschedule a time frame and try once again to obtain the necessary funding.

The following highlights each of the implementation programs in the 1988 Housing Element and includes a brief summary as to the success or failure of these measures:

Density Bonus Program In May 1989, the Roseville City Council adopted a Density Bonus Ordinance which establishes parameters for granting Density Bonus Units. Since the inception of the program, Density Bonus Units have been granted to eight apartment complexes, helping to establish 585 affordable housing units for low- and middle-income households.

10% Affordable Housing Goal This goal (AHG) is currently in effect for all new development in the Specific Plan Areas. Since December 1988, 10 housing subdivisions and apartment complexes, representing 3,089 units, have been subject to the AHG and have been approved. Of these units, 620 (20%) were set aside as affordable to low- or middle-income home buyers. This exceeds the City's AHG by 311 units. These figures represent all projects approved through January 1991.

Reduce Permits and Fees The City uses a flat rate fee system for sewer and water connections and City-wide park fees; a single valuation figure is used to assess some of the other fees. A complete investigation into the fiscal effects of reducing fees or changing to a graduated fee system has not yet been completed. This investigation must be completed before the City can alter the permit

and fee structure, as suggested in the previous Housing Element. But, it will not be completed until staff has available time to do the study.

Land Banking This program has not yet been used by the City of Roseville, mainly due to the fact that available capital is generally used for existing affordable housing projects. A land banking program, however, continues to be a viable option for the City.

Mortgage Revenue Bonds These bonds have not been used due to lack of interest from developers. However, the City is willing to use its Housing Authority or Redevelopment Agency as a vehicle to ensure the MRBs when there is a need or interest from developers.

Article 34 Referendum The City has not pursued Article 34 authority because both profit and non-profit developers have been willing and successful in developing affordable housing for low-income households.

Mixed Use Developments The City continues to support the development of mixed use projects. Although mixed use developments in Roseville have been limited, the City feels that these types of projects are an effective way of reducing commute time. It is difficult for the City to actively pursue the development of mixed use projects if the development community is unwilling to build them.

Reverse Annuity Mortgage The City has not yet established a Reverse Annuity program. Roseville continues to support this type of program, and will work with any organization that wishes to develop a program of this type.

Second Units On November 1, 1989, the Roseville City Council adopted a Second Unit Ordinance which states that second units are permitted in R-1 areas upon the acquisition of a conditional use permit. To date, the City has approved one (1) application for a second unit.

Non-Profit Housing Corporation The City of Roseville is currently working with Project GO, a local non-profit housing corporation which is in the

process of building 80 affordable housing units.

Condominium Conversion Ordinance In May 1989, the Roseville City Council adopted a Condominium Conversion Ordinance which states that rental units cannot be converted to condominiums unless the vacancy rate is greater than 5 percent. Since the implementation of this ordinance, there have not been any applications to convert rental units to condominiums.

Redevelopment Agency In November 1989, the Roseville City Council adopted a Redevelopment Plan which established a Redevelopment Project Area.

City Financial Participation The City continues to use its General Fund to cover some salary and operating costs for existing housing programs. The City has not yet developed a Housing Finance Plan as first proposed in the Previous Housing Element. This finance plan must be completed before the City can dedicate any additional financial resources to housing programs.

Review of Subdivision Standards The City has not yet completed an analysis of the Roseville subdivision standards. This project is partially complete, but will not be complete until mid 1992.

Streamline Project Processing The City's project processing system is relatively efficient since concurrent permit processing is available.

Self Help Housing City staff has been working with several non-profit organizations, such as Rural California Housing Corporation, to develop a self-help subdivision within Roseville.

Savings Associations Mortgage Company (SAMCO) SAMCO provided \$2,315,483 in financing for the 50-unit Maidu Village elderly complex which is currently under construction.

Mortgage Credit Certificate The City has received approximately \$6,000,000 in Mortgage Credit Certificates over the past five years.

Community Development Block Grant The City has received approximately \$1,000,000 in CDBG funds over the past five years.

Section 8 The City Housing Authority received an additional 174 vouchers and certificates over the past five years.

Section 202 Since 1986, Section 202 has provided financing for a 63-unit senior housing development.

Affordable Housing Disbursement The vast majority of new affordable housing which will be developed in Roseville will be built in the Specific Plan Areas. These areas are bound by development agreements which specify affordable housing locations. These agreements ensure that affordable housing is dispersed throughout the City.

Business Community Participation Since adoption of the previous Housing Element in 1988, the City has not pursued the development of a program to allow for business sector participation in achieving the 10 percent Affordable Housing Goal. It seems likely that the City will either have to reduce its expectations for business sector participation or try to require participation through a fee on non-residential construction. A fee of this sort will not be considered until a decision is made regarding the legal challenge to the City of Sacramento's Housing Trust Fund. This legal decision will have a major effect on other cities considering the imposition of a fee on non-residential construction toward application to housing programs.

Development Agreements The City has successfully negotiated development agreements within the Specific Plan Areas which will ensure that 10 percent of all new housing built in these areas are affordable to lower-income households.

Residential Rehabilitation Program As mentioned in the City-Wide Housing Goal component, the City finances the rehabilitation of approximately ten houses per year.

Affordable Units for Female Heads of Household The previous Housing Element listed numerous programs that the City would use to increase housing affordability for female heads of household. None of these programs are designed specifically to assist this group. Instead, these programs, if implemented, would contribute to the overall housing affordability,

and female heads of household would benefit as a result. The relative success of each of these programs is discussed individually throughout this section.

Three-Plus Bedroom Rental Units for Large Families Since the previous Housing Element was adopted in 1988, the City has approved the development of three multifamily apartment complexes which contain 288 rental units with three or more bedrooms. These complexes, including Deer Valley, Indigo Creek, Slate Creek, and Heritage Apartments, were developed and controlled using Affordable Housing development agreements.

Affordable Housing educational Campaign As part of the Housing Element Update Process, at least two public meetings were held to discuss the Housing Element and related issues. The General Plan Committee, which is overseeing the General Plan Update Process, held two more public meetings in August 1991, to discuss housing issues and how they relate to the Roseville area in an attempt to establish and update the City's housing policies. The City contacted various interest groups and the community in general through newspaper articles and newsletters.

* * * * *

No action has been taken on the following action plans. These plans, however, continue to be an important part of this Housing Element because they are appropriate methods of assisting affordable housing development, and will be completed as soon as resources are available to implement them:

- Inventory of residential units in commercial and/or industrial zones and downzone to residential where appropriate.
- Housing Finance Plan
- Inventory of residential areas with densities below R-20.
- Identification of sites for manufactured housing.

The City has not taken advantage of the following programs, but will as soon as appropriate opportunities and resources become available.

- Federal Home Loan Bank Board
- HCD Predevelopment Loan Program
- HCD Rental Construction Program
- HCD Residential Hotel Program
- HCD Deferred Loan Program
- Self Help Housing Program
- California Home Ownership Assistance
- California Housing Trust Fund
- Section 312
- Section 8 Moderate Rehabilitation

findings to the City Council. SPA compliance with the affordable housing goal is reviewed as part of the monitoring process.

- Affordable Housing Development Agreements (AHDA) - The City's Housing and Redevelopment Division annually monitors developer compliance with AHDA terms and reports the monitoring results to the City Council.

Monitoring Program The Monitoring Program has not been changed in the 1992 Housing Element. This section examines the extent to which the City has performed its functions.

- Employer Survey - Since 1991, when the previous Element was produced, the city has not completed an Employer Survey. However, the City is currently collecting data for the 1992 survey.
- Housing Price/Rental Rates Survey - Since 1988, the City has produced two Housing Supply Reports which contain the information required by this program.
- Median Income Figures - The City has obtained these figures every year.
- Yearly Affordable Housing Analysis - The City has not performed this analysis.
- Annual Report on Housing Needs - The City has not prepared a report of this type.
- Specific Plan Area (SPA) Annual Monitoring Report - The City of Roseville annually monitors the development Agreement for each SPA and reports the

APPENDIX 3-G

PUBLIC PARTICIPATION

The Housing Element Update Process commenced with no substantive changes in policy, but focuses on updating technical information and format to conform the Element with current State law and the City's General Plan. As part of the Housing Element update, the City took the following steps to make the community aware of the process and invite interested citizens and groups to participate:

- The City's General Plan Committee (GPC) held 4 public meetings to review the updated Element, take public comments on the Element and recommend modifications to the Element. Three of the public meetings were broadcast on the City's Cable TV channel. The GPC meetings on the Housing Element were noticed in the local paper.
- The Environmental Impact Report (EIR) for the Housing Element was posted as per State law and copies were made available to all interested parties were given the opportunity to comment on the Housing Element and the EIR.
- The public review process of the current Housing Element has been expanded through the Element's inclusion in the overall General Plan update.

In addition to the public participation efforts made during the current technical update of the Housing element, the City had undertaken a much more intensive public participation process when the Element was substantially revised in 1989. The City formed an Affordable Housing Task Force (AHTF) to identify affordable housing needs and goals and recommended specific programs to achieve the goals. the AHTF was composed of Roseville citizens, property owners, developers, leaders, community groups and individual affected the lack of affordable housing. As a result of the Task Force efforts the City adopted the 10% Affordable Housing Goal as a

key component of its efforts to provide housing affordable to low-income families in Roseville.

The following people participated on the City's Affordable Housing Task Force:

Clair Alway - Project Review Commission
Bill Boudier - Resident
Rexine Brewer - Resident (Senior)
Ruth Butterfield - Real Estate
Steve Hester - Developer/Builder
Bob Holmes - Northwest Specific Plan
Lloyd Jasperse - Placer County Manufacturers Association
Stan Kealsing - Rural California Housing Corporation
(Non-Profit Developer)
Vince Latino - Southeast Specific Plan
Fred Lohse - Planning Commission
Jim McCormack - Resident
Bill Mellerup - Northwest Specific Plan
Bart Miller - Lender
Sam Miller - Northeast Specific Plan/Roseville Chamber
of Commerce
Bob Parish - Hewlett-Packard Company
Ron Rogers - Legal Services of Northern California
Margaret Sepponen - Senior Commission
Lynda Timber - Project Go (Non-Profit Developer)

City Staff:

Steve Dillon - Community Development Director
John Sprague - Housing and Redevelopment Manager

APPENDIX 3-H

DOCUMENTATION FOR DISTRIBUTION OF QUANTIFIED OBJECTIVES BY INCOME GROUPS

1. **Affordable Housing Goal:** The Housing Element identifies 25% of the 10% Affordable Housing Goal to consist of purchase housing affordable to middle-income households and the remaining units under the 10% Affordable Housing Goal to be divided as follows:
 - 60% Very Low Income
 - 40% Low Income
2. **New Construction Units:** The 9,813 units represent all residential development which could be constructed during the term of the Housing Element. Justifications for distributions of these units among income groups is as follows:
 - Very Low Income - The only units affordable to Very Low Income will be those produced under the 10% Affordable Housing Goal (60% of the Goal).
 - Low Income - In addition to the 294 units affordable to low income households through the Affordable Housing Goal staff expects another 500 units will be produced with market rents affordable to households at 80% of the median income.
 - Middle Income - 245 affordable purchase units will be produced through the Affordable Housing Goal and staff expects 4245 of the multi-family units at densities of R15+ will be affordable to middle income.
 - Moderate Income - Staff expects all units at densities less than R15 will be affordable to households earning moderate incomes and above.
3. **Assisted Units:** There are two assisted complexes in the City of Roseville which can convert to market rents during the term of the Housing Element. Of these units 20 have Section 8 subsidies and the remainder are affordable to low income households.
4. **Rehabilitation:** 50 of the projected 200 residential units to be rehabilitated during the term of the Housing Element will be financed by City programs. The remaining 150 units are expected to be performed by middle and moderate income families, so the units are split evenly between these two income categories.
5. **Conservation:** 1,265 of the conservation units are represented by units weatherized through Project GO, while only assisted very low income households and 265 are represented by Section 8 rental assisted units specifically for very low income. The remaining 75 units represented by units conserved through the City's Condominium and Office Conversion Ordinances or policies are assumed to be occupied by low income households.

Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

ROSEVILLE

LAND USE DI

Adopted November

Resolution # 9

